



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:43:05
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Assessment Data					Primary Image																																																																																																																				
Account 660022000 Parcel ID 000000-00-0-00426-001-0018 Cadastral ID 26-21-14-04210 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344285 WINTLE FAMILY REVOCABLE TRUST 17305 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17305 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26737215 -95.78151097																																																																																																																									
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Lot Data		Square-Foot - NBHD 1056 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3758		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	16,371.00 x 3.00 = 49,113		
Factor Value			
Adjustments	1.0000		
Lot Value	49,113		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,596 / 1,596
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,596
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	148,825 93.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	194,400 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	114,930
Lot Value	49,113
Indicated Value	164,043 102.78 Per SqFt
Agland Value	
Site Improvements	4,232
Total Value	168,275 105.44 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.03	Total Misc Impr	+	14,625
Roofing Adj	+ 4.00	Garage Cost	+	11,369
Subfloor Adj	+ 0.00	Total RCN	=	217,913
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	106,777
Plumbing Adj	+ 7.92	Lump Sums	+	3,794
Basement Adj	+ 0.00	RCNLD	=	114,930
Adj Base Cost	= 120.25	Lot Value	+	49,113
Total Area	x 1,596	Indicated Value	=	164,043
Adjusted Cost	= 191,919	Value Per SqFt		102.78

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	53514	12x5		60	21.11		1,267
PRCH	SLAB PORCH - COVERED	53515	436		436	20.14		8,781
WODO	WOOD DECK - OPEN	53516	204		204	19.48	55%	1,788
WODO	WOOD DECK - OPEN	53517	18x15		270	16.51	55%	2,006



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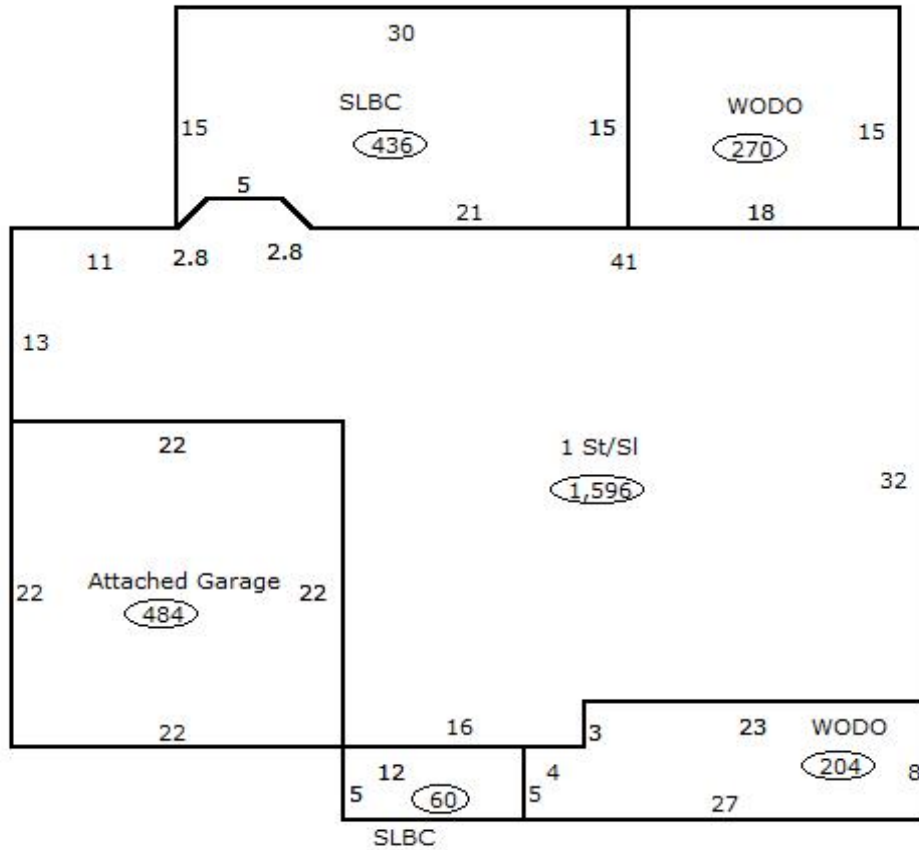
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Sketch Image

660022000



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,596	1.000	1,596
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	436	1.000	436
5	M	WODO		13	WODO	204	1.000	204
6	M	WODO		13	WODO	270	1.000	270
Total Building Area						1,596		1,596



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	15x24x0			360
	Qual 3	Cond 3	Year 2014	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 360)	1,260		1,260	126	1,134
	DTGF	DETACHED GARAGE FAIR	22x16x0			352
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 352)	5,632		5,632	2,534	3,098
	STF	STG FAIR	8x10x0			80
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 80)	374		374	374	