



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:47:59
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Assessment Data					Primary Image																																																																																																															
Account 660022007 Parcel ID 000000-00-0-00426-001-0025 Cadastral ID 26-21-14-04280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 322036 MOUA, KONG & SHOUA YANG 7704 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 07704 173RD E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0025 / 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: 36.26615290 -95.78275062																																																																																																																				
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Lot Data		Square-Foot - NBHD 1056 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	0.4171				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	18,171.00 x 3.00 = 54,513				
Factor Value				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/9/2022	
Adjustments	1.0000			GRM Approach	
Lot Value	54,513			GRM Code Gross Rent 0.00 Indicated Value	
Residential Data				Multiple Regression	
Type	1 Single Family Residence			MRA Code 1 Test Adjusted R 0.8445 Indicated Value 121,684 94.77 Per SqFt	
Condition	3 - Average			Direct Comparables	
Quality	2 - Fair			Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 47,380 Per SqFt	
Architecture				Value Reconciliation	
Style	100% One Story			Selected Approach Cost Approach Improvements 112,572 Lot Value 54,513 Indicated Value 167,085 130.13 Per SqFt Agland Value Site Improvements Total Value 167,085 130.13 Total Value Per SqFt	
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood				
Base/Total Area	1,284 / 1,284				
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,284				
Fixture/RghIn	14 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	399 Attached Garage - Unfinished				
Remodel	RMA -				
Year/Eff Age	1976 / 26				
Cost Approach				Manual : 01/2025	
Base Cost	101.44	Total Misc Impr	+ 7,087		
Roofing Adj	+ 4.02	Garage Cost	+ 9,923		
Subfloor Adj	+ 0.00	Total RCN	= 181,567		
Heat/Cool Adj	+ 10.30	Depreciation (38%)	- 68,995		
Plumbing Adj	+ 12.40	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 112,572		
Adj Base Cost	= 128.16	Lot Value	+ 54,513		
Total Area	x 1,284	Indicated Value	= 167,085		
Adjusted Cost	= 164,557	Value Per SqFt	130.13		

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	53536	12x10		120	20.92	2,510



Rogers

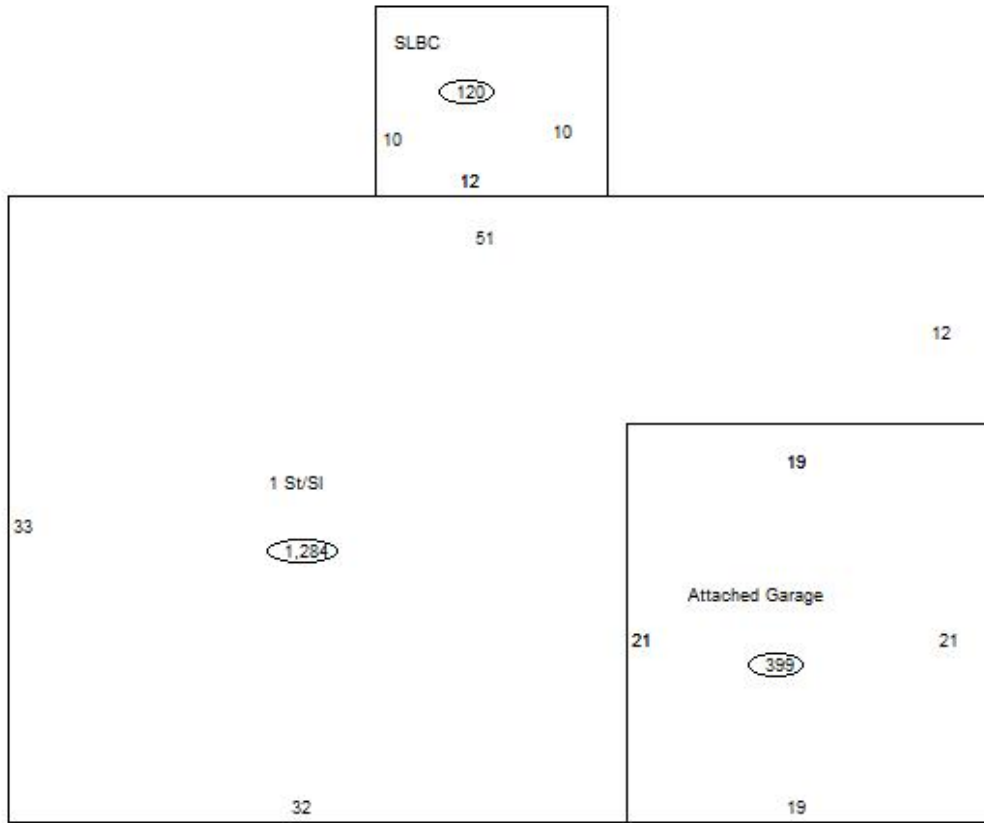
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,284	1.000	1,284
2	G	1		10	Attached Garage	399	1.000	399
3	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,284		1,284



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual 2	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 160)	749		749	749

STF	STG FAIR		10x18x0			180
Qual 2	Cond 3	Year	Eff Age	1520		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 180)	842		842	842