



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:09
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022008 Parcel ID 000000-00-0-00426-001-0026 Cadastral ID 26-21-14-04290 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343979 ISOKARIARI, ABIGAIL STEPHANIE 7702 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 07702 N 173RD E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0026 / 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: 36.26588026 -95.78276346																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4105	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,881.00 x 3.00 = 53,643	
Factor Value		
Adjustments	2.1329	
Lot Value	114,417	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,538 / 1,538
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,538
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	1975 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	167,843 109.13 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	164,580 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.94	Total Misc Impr	+ 9,942				
Roofing Adj	+ 4.32	Garage Cost	+ 15,295				
Subfloor Adj	+ -1.19	Total RCN	= 215,488				
Heat/Cool Adj	+ 11.47	Depreciation (27%)	- 58,182				
Plumbing Adj	+ 9.16	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,306				
Adj Base Cost	= 123.70	Lot Value	+ 114,417				
Total Area	x 1,538	Indicated Value	= 271,723				
Adjusted Cost	= 190,251	Value Per SqFt	176.67				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	157,306
Lot Value	114,417
Indicated Value	271,723 176.67 Per SqFt
Agland Value	
Site Improvements	
Total Value	271,723 176.67 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	53539	25x6		150	23.76		3,564
PATO	SLAB PORCH - OPEN	53540	12x10		120	10.68		1,282



Rogers

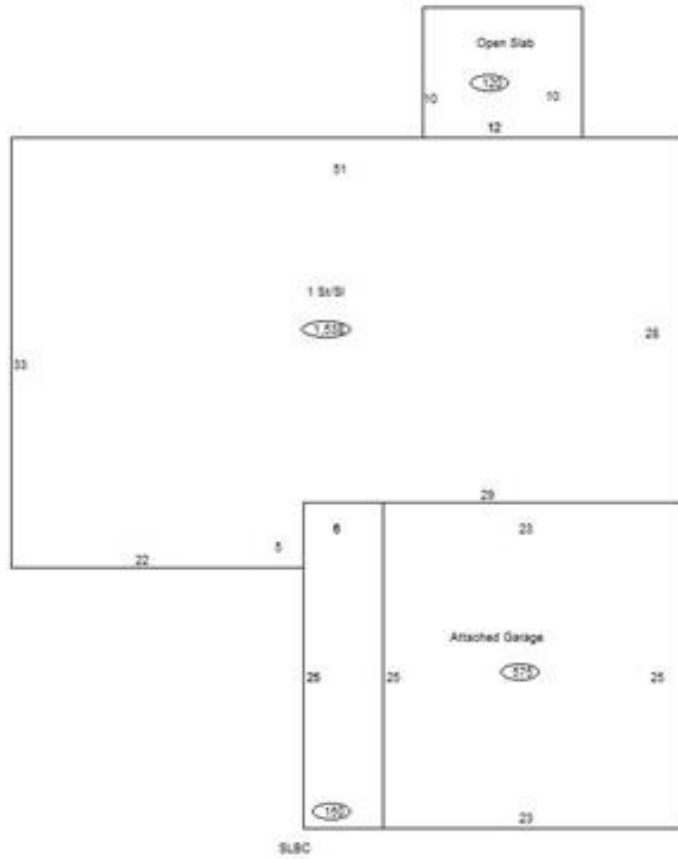
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Sketch Image

660022008



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,538	1.000	1,538
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	150	1.000	150
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,538		1,538