



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022009 Parcel ID 000000-00-0-00426-001-0027 Cadastral ID 26-21-14-04300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 331433 KRAFT, GREGG & KARI 7612 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 07612 N 173RD E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0027 / 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: 36.26558634 -95.78270503																																																																																																																									
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Date 04/16/2026
Time 21:43:11
Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4109	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,900.00 x 3.00 = 53,700	
Factor Value		
Adjustments	1.0000	
Lot Value	53,700	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,923 / 1,923
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,923
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,049	79.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	206,080		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,686		
Lot Value	53,700		
Indicated Value	179,386	93.28	Per SqFt
Agland Value			
Site Improvements	1,179		
Total Value	180,565	93.90	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	97.16	Total Misc Impr	+	9,870	
Roofing Adj	+ 3.86	Garage Cost	+	9,872	
Subfloor Adj	+ 0.00	Total RCN	=	246,444	
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	120,758	
Plumbing Adj	+ 6.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	125,686	
Adj Base Cost	= 117.89	Lot Value	+	53,700	
Total Area	x 1,923	Indicated Value	=	179,386	
Adjusted Cost	= 226,702	Value Per SqFt		93.28	

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	53543		16	16	21.24		340
PRCH	SLAB PORCH - COVERED	53544	20x10		200	20.67		4,134
PATO	SLAB PORCH - OPEN	53545	10x8		80	10.24		819



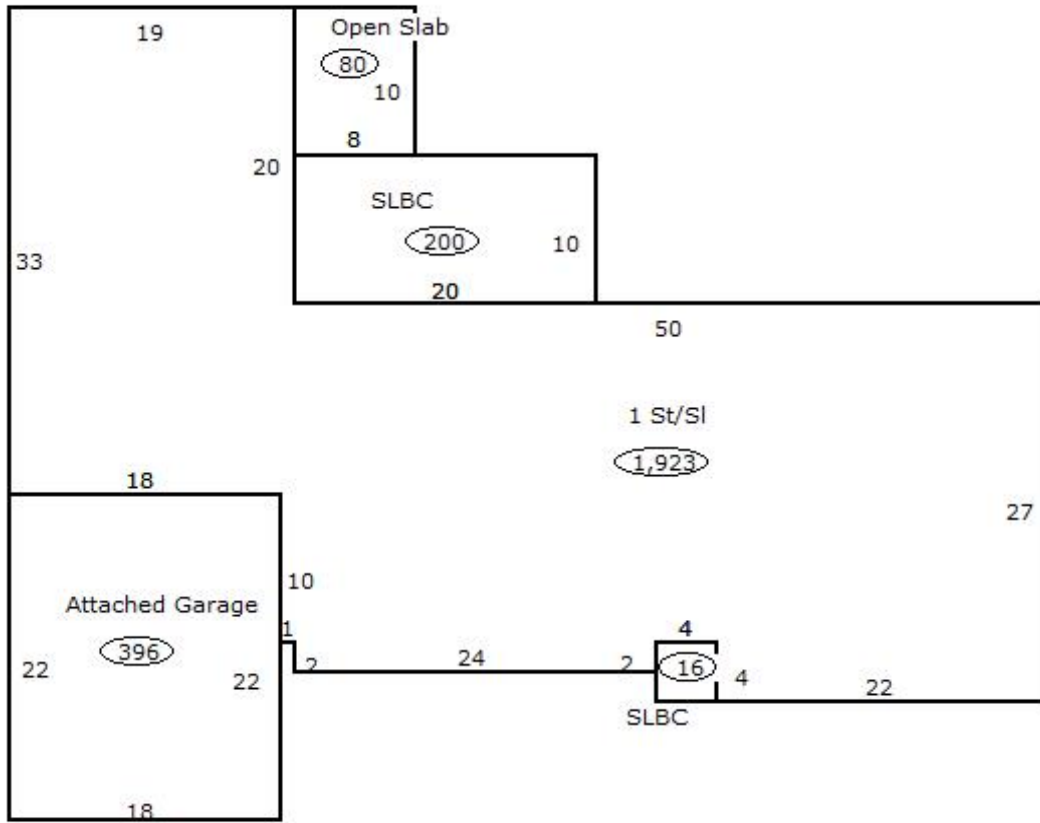
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Date 04/16/2026
 Time 21:43:11
 Page 3

Sketch Image

660022009



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,923	1.000	1,923
2	G	1		13	Attached Garage	396	1.000	396
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	200	1.000	200
5	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,923		1,923



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Page 4

660022009

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			360	
	Qual	2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 360)	1,685		1,685	506	1,179