



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:13
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022017 Parcel ID 000000-00-0-00426-002-0003 Cadastral ID 26-21-14-04380 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344203 HOLMAN, LESLIE & DAVID 110 E ELMIRA PL BROKEN ARROW OK 74012-0000 Parcel Location Situs 17608 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26670459 -95.77723958 LOT 3 BLOCK 2 LA STRANGE ACRES 2ND AMD.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3982	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,344.00 x 3.00 = 52,032	
Factor Value		
Adjustments	2.1324	
Lot Value	110,954	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,630 / 2,630
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,630
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

\\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	259,820	98.79	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	106.49	Total Misc Impr	+	5,528	
Roofing Adj	+ 3.73	Garage Cost	+	18,946	
Subfloor Adj	+ -0.40	Total RCN	=	363,691	
Heat/Cool Adj	+ 11.22	Depreciation (29%)	-	105,470	
Plumbing Adj	+ 7.94	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	258,221	
Adj Base Cost	= 128.98	Lot Value	+	110,954	
Total Area	x 2,630	Indicated Value	=	369,175	
Adjusted Cost	= 339,217	Value Per SqFt		140.37	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,221		
Lot Value	110,954		
Indicated Value	369,175	140.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	369,175	140.37	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	4,983.67		4,984
PATO	SLAB PORCH - OPEN	53571	5x5		25	10.86		272
PATO	SLAB PORCH - OPEN	53572	5x5		25	10.86		272



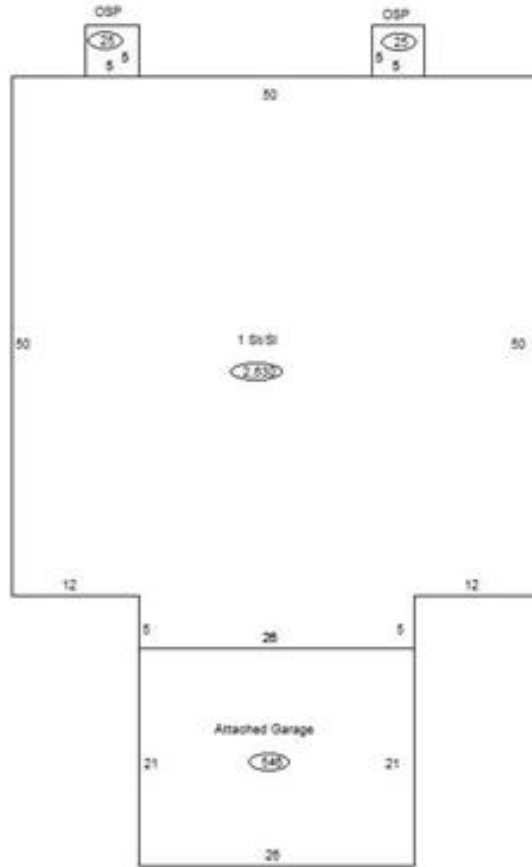
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Sketch Image

660022017



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,630	1.000	2,630
2	G	1		13	Attached Garage	546	1.000	546
3	M	PATO		13	Open Slab	25	1.000	25
4	M	PATO		13	Open Slab	25	1.000	25
Total Building Area						2,630		2,630