



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660022021								
Parcel ID	000000-00-0-00426-002-0007								
Cadastral ID	26-21-14-04420								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	283771								
ALEXANDER, SONJA L									
17510 E 78TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	17510 E 78TH ST N								
Subdivision	LA STRANGE ACRES 2ND AMD								
Lot/Block	0007 / 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 Lat/Long: 36.26668362 -95.77833814									
Building Permits									
LOT 7 BLOCK 2 LA STRANGE ACRES 2ND AMD.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1535/681	PARR, CHRISTOPHER M	09/09/2003	86,500	YES
					1125/71	SIEGEL, PATRICIA J	07/28/1998	77,500	Yes
					830/338			53,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2004	Land Value	51,633	40,027	11%	4,403	Assessed	14,100	1,381.24
Year Frozen	0	Improvements	88,153	88,153		9,697	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	139,786	128,180		14,100	Total Taxable	13,100	1,283.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022021	ALEXANDER, SONJA L			3	138,995	1000	12,689	1,243.00
2024	2024-660022021	ALEXANDER, SONJA L			3	144,707	1000	12,291	1,181.00
2023	2023-660022021	ALEXANDER, SONJA L			3	117,397	1000	11,903	1,115.00
2022	2022-660022021	ALEXANDER, SONJA L			3	113,888	1000	11,528	1,129.00
2021	2021-660022021	ALEXANDER, SONJA L			3	119,556	1000	12,151	1,175.00
2020	2020-660022021	ALEXANDER, SONJA L			3	117,832	1000	11,962	1,156.00
2019	2019-660022021	ALEXANDER, SONJA L			3	115,261	1000	11,679	1,129.00
2018	2018-660022021	ALEXANDER, SONJA L			3	121,237	1000	12,336	1,148.00
2017	2017-660022021	ALEXANDER, SONJA L			3	120,337	1000	12,237	1,151.00
2016	2016-660022021	ALEXANDER, SONJA L			3	117,576	1000	11,933	1,123.00
2015	2015-660022021	ALEXANDER, SONJA L			3	117,194	1000	11,622	1,102.00
2014	2014-660022021	ALEXANDER, SONJA L			3	124,247	1000	11,253	1,077.00
2013	2013-660022021	ALEXANDER, SONJA L			3	118,418	1000	10,897	1,021.00




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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.3951 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,211.00 x 3.00 = 51,633 Factor Value Adjustments 1.0000 Lot Value 51,633		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,412 / 1,412
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,412
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 44

\\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	131,630	93.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	144,990		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	88,153		
Lot Value	51,633		
Indicated Value	139,786	99.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	139,786	99.00	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.95	Total Misc Impr	+ 9,847				
Roofing Adj	+ 4.03	Garage Cost	+ 10,613				
Subfloor Adj	+ 0.00	Total RCN	= 191,637				
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 103,484				
Plumbing Adj	+ 8.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 88,153				
Adj Base Cost	= 121.23	Lot Value	+ 51,633				
Total Area	x 1,412	Indicated Value	= 139,786				
Adjusted Cost	= 171,177	Value Per SqFt	99.00				

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	53587	20x12		240	20.54		4,930
PRCH	SLAB PORCH - COVERED	53588	4x4		16	21.24		340



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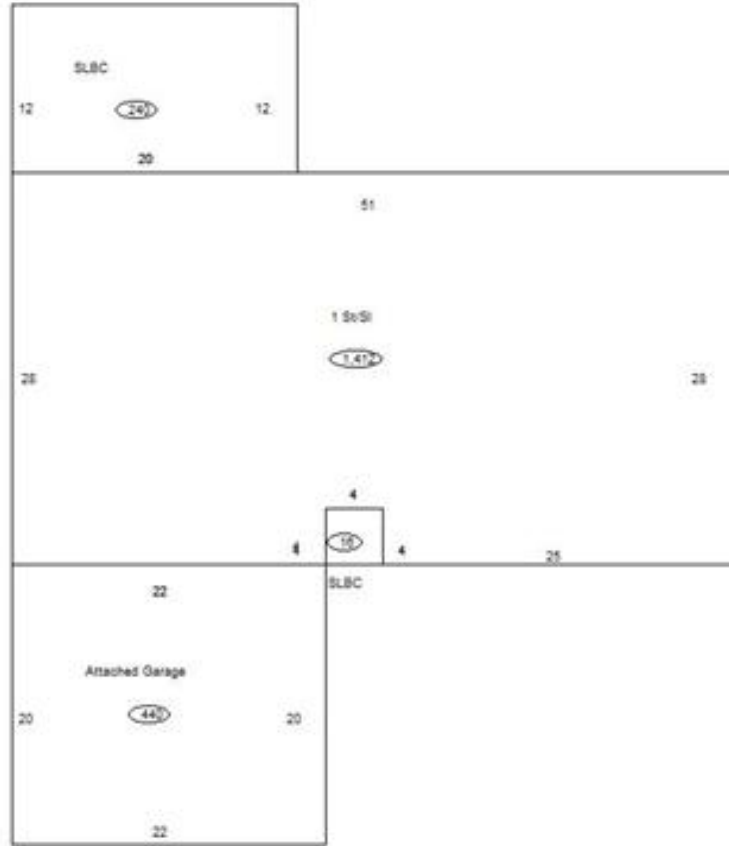
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Sketch Image

660022021



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,412	1.000	1,412
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	240	1.000	240
4	M	PRCH		10	SLBC	16	1.000	16
Total Building Area						1,412		1,412