



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022024 Parcel ID 000000-00-0-00426-002-0010 Cadastral ID 26-21-14-04450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 268198 BRASHAR, DANNY D & MICHELLE L 17504 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17504 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0010 / 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: 36.26666589 -95.77916382																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4149 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,075.00 x 3.00 = 54,225 Factor Value Adjustments 1.0000 Lot Value 54,225		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,602 / 1,602
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,602
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 147,294 91.94 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 192,960 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.17	Total Misc Impr	+ 10,508	Roofing Adj	+ 4.00	Garage Cost	+ 10,628
Subfloor Adj	+ 0.00	Total RCN	= 210,765	Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 103,275
Plumbing Adj	+ 7.90	Lump Sums	+ 579	Basement Adj	+ 0.00	RCNLD	= 108,069
Adj Base Cost	= 118.37	Lot Value	+ 54,225	Total Area	x 1,602	Indicated Value	= 162,294
		Value Per SqFt	101.31	Adjusted Cost	= 189,629		

Value Reconciliation
Selected Approach Cost Approach Improvements 108,069 Lot Value 54,225 Indicated Value 162,294 101.31 Per SqFt Agland Value Site Improvements 6,250 Total Value 168,544 105.21 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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	53599		160	160	20.79		3,326
PATO	SLAB PORCH - OPEN	53600	14x9		126	10.02		1,263
PATO	SLAB PORCH - OPEN	53601	15x9		135	9.94		1,342
WODO	WOOD DECK - OPEN	53602	14x9		126	22.99	80%	579



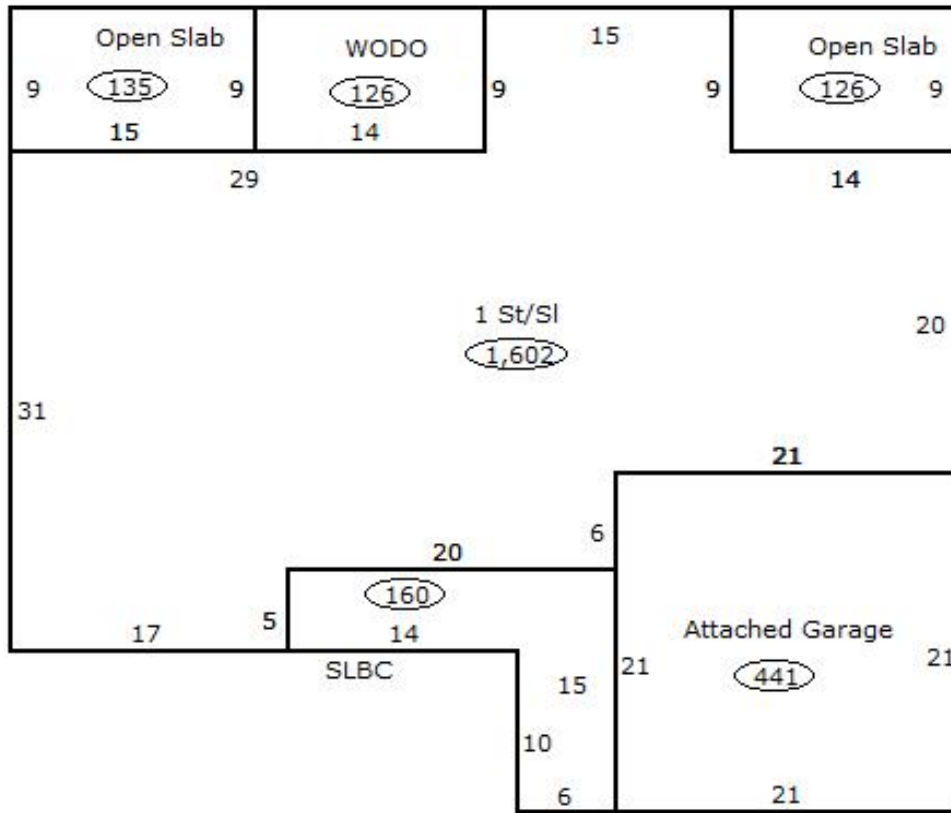
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,602	1.000	1,602
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PATO		13	Open Slab	126	1.000	126
5	M	PATO		13	Open Slab	135	1.000	135
6	M	WODO		13	WODO	126	1.000	126
Total Building Area						1,602		1,602



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	18,750	6,250