



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022025 Parcel ID 000000-00-0-00426-002-0011 Cadastral ID 26-21-14-04460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 134674 ALIX, SAMUEL L TRUSTEE 17502 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17502 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4038	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,590.00 x 3.00 = 52,770	
Factor Value		
Adjustments	1.0000	
Lot Value	52,770	

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	1,987 / 1,987
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,987
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach		Manual : 01/2025	
Base Cost	96.66	Total Misc Impr	+ 19,148
Roofing Adj	+ 3.83	Garage Cost	+ 12,602
Subfloor Adj	+ 0.00	Total RCN	= 264,547
Heat/Cool Adj	+ 10.30	Depreciation (53%)	- 140,210
Plumbing Adj	+ 6.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,337
Adj Base Cost	= 117.16	Lot Value	+ 52,770
Total Area	x 1,987	Indicated Value	= 177,107
Adjusted Cost	= 232,797	Value Per SqFt	89.13



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	170,774 85.95 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	193,250 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	124,337
Lot Value	52,770
Indicated Value	177,107 89.13 Per SqFt
Agland Value	
Site Improvements	
Total Value	177,107 89.13 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	53605	24x7		168	20.77		3,489
PRCH	SLAB PORCH - COVERED	53606	31x18		558	19.86		11,082

