



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022026 <b>Parcel ID</b> 000000-00-0-00426-002-0012 <b>Cadastral ID</b> 26-21-14-04470 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 134704 ZOLLER, JAMES THOMAS REVOCABLE LIVING TRUST  17410 E 78TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17410 E 78TH ST N <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0012 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1056 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26670034 -95.77985516																																																																																																																									
<b>Legal Description</b> LOT 12 BLOCK 2 LA STRANGE ACRES 2ND AMD.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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 Time 21:43:22  
 Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.3925 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,097.00 x 3.00 = 51,291 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 51,291		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Stone 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,922 / 1,922
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,922
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	165,149 85.93 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	4
<b>Indicated Value</b>	213,130 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	97.17	<b>Total Misc Impr</b>	+ 13,962				
<b>Roofing Adj</b>	+ 3.86	<b>Garage Cost</b>	+ 10,628				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 251,232				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 49%)</b>	- 123,104				
<b>Plumbing Adj</b>	+ 6.59	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 128,128				
<b>Adj Base Cost</b>	= 117.92	<b>Lot Value</b>	+ 51,291				
<b>Total Area</b>	x 1,922	<b>Indicated Value</b>	= 179,419				
<b>Adjusted Cost</b>	= 226,642	<b>Value Per SqFt</b>	93.35				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	128,128		
<b>Lot Value</b>	51,291		
<b>Indicated Value</b>	179,419	93.35	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,400		
<b>Total Value</b>	187,819	97.72	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	53609	11x7		77	21.05	1,621
PRCH	SLAB PORCH - COVERED	53610	24x16		384	20.22	7,764





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Time 21:43:22  
Page 4

660022026

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	35x30x0			1,050
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 1,050)		16,800	16,800	8,400		8,400