



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:23
Page 1

Assessment Data					Primary Image														
Account 660022027 Parcel ID 000000-00-0-00426-002-0013 Cadastral ID 26-21-14-04480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341846 RABBITTS, VINCENT M 17408 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17408 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0013 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022</p>														
Legal Description Lat/Long: 36.26668400 -95.78009063																			
LOT 13 BLOCK 2 LA STRANGE ACRES 2ND AMD.					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	COOLEY, LEIGH A	06/08/2023	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	51,852	24,612	11%	2,707	Assessed	12,483	1,222.83										
Year Frozen	2010	Improvements	116,720	88,876		9,776	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	168,572	113,488		12,483	Total Taxable	12,483	1,223.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022027	RABBITTS, VINCENT M			3	166,904	0	11,889	1,165.00										
2024	2024-660022027	RABBITTS, VINCENT M			3	174,962	0	11,324	1,088.00										
2023	2023-660022027	RABBITTS, VINCENT M			3	135,123	1000	9,784	917.00										
2022	2022-660022027	COOLEY, LEIGH A			3	137,304	1000	9,784	959.00										
2021	2021-660022027	COOLEY, LEIGH A			3	142,486	1000	9,784	947.00										
2020	2020-660022027	COOLEY, LEIGH A			3	142,019	1000	9,784	945.00										
2019	2019-660022027	COOLEY, LEIGH A			3	138,634	1000	9,784	946.00										
2018	2018-660022027	COOLEY, LEIGH A			3	146,056	1000	9,784	911.00										
2017	2017-660022027	COOLEY, LEIGH A			3	144,936	1000	9,784	920.00										
2016	2016-660022027	COOLEY, LEIGH A			3	141,422	1000	9,784	921.00										
2015	2015-660022027	COOLEY, LEIGH A			3	137,420	1000	9,784	928.00										
2014	2014-660022027	COOLEY, LEIGH A			3	139,026	1000	9,784	937.00										
2013	2013-660022027	COOLEY, LEIGH A			3	133,287	1000	9,784	917.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:24
Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3968	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,284.00 x 3.00 = 51,852	
Factor Value		
Adjustments	1.0000	
Lot Value	51,852	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,653 / 1,653
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,653
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\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
Adjusted R	0.8445
Indicated Value	144,373 87.34 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	189,860 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	116,720
Lot Value	51,852
Indicated Value	168,572 101.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	168,572 101.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.57	Total Misc Impr	+ 9,719
Roofing Adj	+ 3.98	Garage Cost	+ 10,613
Subfloor Adj	+ 0.00	Total RCN	= 224,461
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 107,741
Plumbing Adj	+ 7.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,720
Adj Base Cost	= 123.49	Lot Value	+ 51,852
Total Area	x 1,653	Indicated Value	= 168,572
Adjusted Cost	= 204,129	Value Per SqFt	101.98

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	53613	12x9		108	20.95	2,263
PRCH	SLAB PORCH - COVERED	53614	138		138	20.86	2,879



Rogers

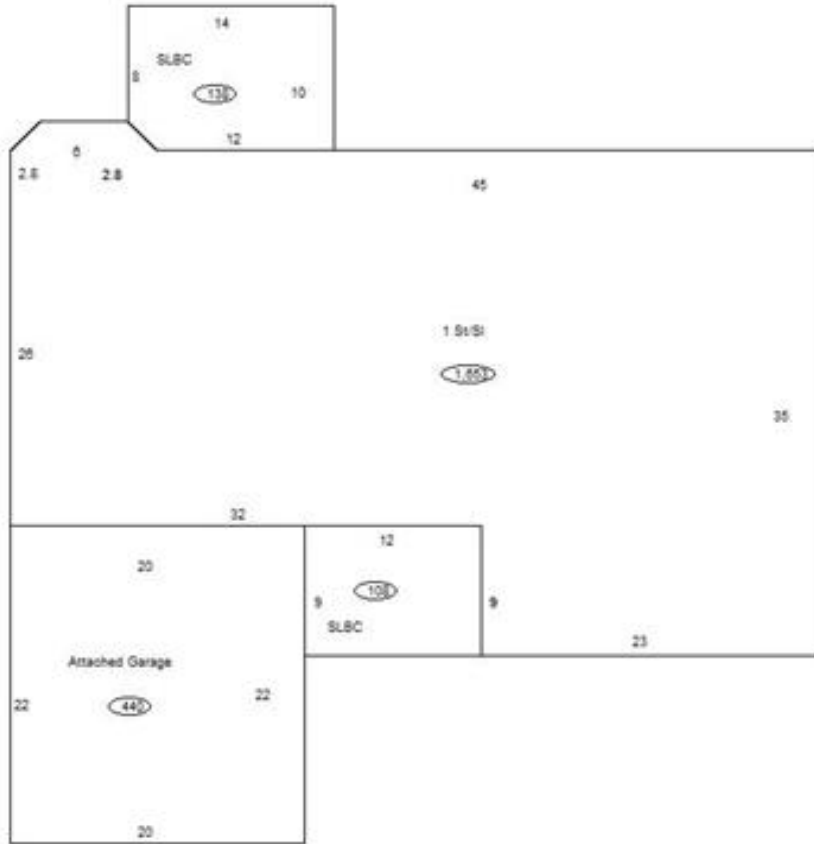
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:43:24
 Page 3

Sketch Image

660022027



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,653	1.000	1,653
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	138	1.000	138
Total Building Area						1,653		1,653



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:24
Page 4

660022027

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	6x8x0			48
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 48)		225			225	225