



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022029 Parcel ID 000000-00-0-00426-002-0015 Cadastral ID 26-21-14-04500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 134744 WILLIAMS, KENNETH C TRUSTEE 17404 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17404 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0015 / 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: 36.26669022 -95.78069326																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3945	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,183.00 x 3.00 = 51,549	
Factor Value		
Adjustments	1.0000	
Lot Value	51,549	

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	1,898 / 1,898
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,898
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	167,636	88.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	214,600		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,753		
Lot Value	51,549		
Indicated Value	177,302	93.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	177,302	93.42	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.38	Total Misc Impr	+	9,188			
Roofing Adj	+ 3.87	Garage Cost	+	13,023			
Subfloor Adj	+ 0.00	Total RCN	=	246,574			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	120,821			
Plumbing Adj	+ 6.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,753			
Adj Base Cost	= 118.21	Lot Value	+	51,549			
Total Area	x 1,898	Indicated Value	=	177,302			
Adjusted Cost	= 224,363	Value Per SqFt		93.42			

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	53621	8x4		32	21.19		678
PRCH	SLAB PORCH - COVERED	53622	190		190	20.70		3,933

