



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022030 <b>Parcel ID</b> 000000-00-0-00426-002-0016 <b>Cadastral ID</b> 26-21-14-04510 <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> 346788 YA, FREDERIC  17402 E 78TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17402 E 78TH ST N <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0016 / 0002 Parcel Size 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: 36.26671169 -95.78103673 LOT 16 BLOCK 2 LA STRANGE ACRES 2ND AMD.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1056 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.384							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	16,728.00 x 3.00 = 50,184			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	50,184			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 162,208 101.63 Per SqFt				
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl			Selection Model A Adam Test				
Base/Total Area	1,596 / 1,596			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 4				
HVAC	100% Warmed & Cooled Air			Indicated Value 186,750 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	1,596			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 125,358				
Bed/F/H Bath	3 / 2.0 /			Lot Value 50,184				
Basement Area				Indicated Value 175,542 109.99 Per SqFt				
Garage Type	462 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1976 / 38			Total Value 175,542 109.99 Total Value Per SqFt				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	108.32	Total Misc Impr	+ 13,049					
Roofing Adj	+ 4.46	Garage Cost	+ 12,931					
Subfloor Adj	+ -1.15	Total RCN	= 236,524					
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	- 111,166					
Plumbing Adj	+ 8.82	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 125,358					
Adj Base Cost	= 131.92	Lot Value	+ 50,184					
Total Area	x 1,596	Indicated Value	= 175,542					
Adjusted Cost	= 210,544	Value Per SqFt	109.99					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	53625	10x10		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	53626	237		237	23.45		5,558





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x12x0			96
	Qual	2	Cond 3	Year	Eff Age 1520	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 96)	449		449	449