



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022035 Parcel ID 000000-00-0-00426-002-0021 Cadastral ID 26-21-14-04560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 253079 SHEPPARD, LEE ANN 7701 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 07701 173RD E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0021 / 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	0.4166	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	18,147.00 x 3.00 = 54,441	
Factor Value		
Adjustments	1.0000	
Lot Value	54,441	

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	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,392
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

\\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	147,093	105.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	160,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.53	Total Misc Impr	+	6,379			
Roofing Adj	+ 3.96	Garage Cost	+	13,896			
Subfloor Adj	+ 0.00	Total RCN	=	191,310			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	93,742			
Plumbing Adj	+ 9.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	97,568			
Adj Base Cost	= 122.87	Lot Value	+	54,441			
Total Area	x 1,392	Indicated Value	=	152,009			
Adjusted Cost	= 171,035	Value Per SqFt		109.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,568		
Lot Value	54,441		
Indicated Value	152,009	109.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	152,009	109.20	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	53641	7x4		28	21.20		594
PATO	SLAB PORCH - OPEN	53642	12x10		120	10.07		1,208



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,392	1.000	1,392
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,392		1,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	8x8x0			64	
	Qual	2	Cond	3	Year	Eff Age	1520

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 64)	300		300	300