



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:43:36  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022038 <b>Parcel ID</b> 000000-00-0-00426-002-0024 <b>Cadastral ID</b> 26-21-14-04590 <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> 341189 MCGEHEE, KAREN F  17305 E 77TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17305 E 77TH ST N <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0024 / 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: 36.26612734 -95.78123135																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3868	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,850.00 x 3.00 = 50,550	
Factor Value		
Adjustments	1.0000	
Lot Value	50,550	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,912 / 1,912
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,912
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022	
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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	160,659	84.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	209,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.61	Total Misc Impr	+	8,541			
Roofing Adj	+ 3.86	Garage Cost	+	11,285			
Subfloor Adj	+ 0.00	Total RCN	=	236,628			
Heat/Cool Adj	+ 10.30	Depreciation ( 48%)	-	113,581			
Plumbing Adj	+ 6.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,047			
Adj Base Cost	= 113.39	Lot Value	+	50,550			
Total Area	x 1,912	Indicated Value	=	173,597			
Adjusted Cost	= 216,802	Value Per SqFt		90.79			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,047		
Lot Value	50,550		
Indicated Value	173,597	90.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	173,597	90.79	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	53653	11x8		88	21.02		1,850
PATO	SLAB PORCH - OPEN	53654	24x10		240	8.81		2,114



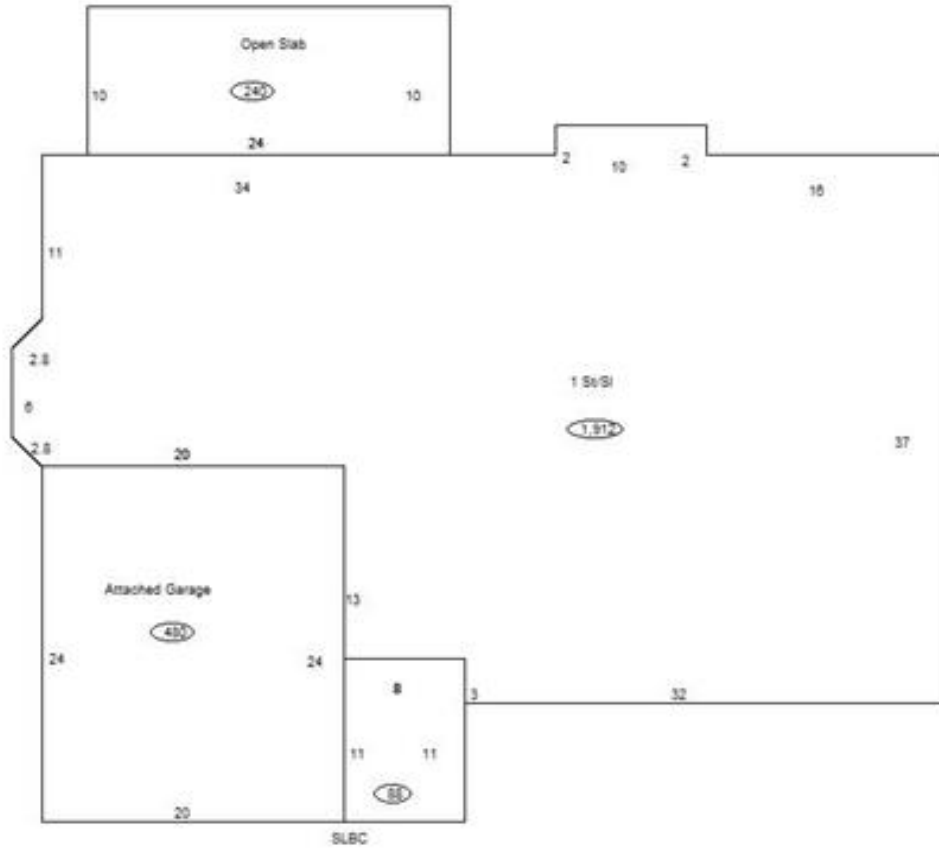
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Sketch Image

660022038



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,912	1.000	1,912
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PATO		10	Open Slab	240	1.000	240
<b>Total Building Area</b>						1,912		1,912