



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:42
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Assessment Data					Primary Image																																																																																																																				
Account 660022044 Parcel ID 000000-00-0-00426-002-0030 Cadastral ID 26-21-14-04650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 324685 CINCY PROPERTIES LLC 2432 W NEW ORLEANS ST BROKEN ARROW OK 74011-0000 Parcel Location Situs 17501 E 77TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0030 / 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: 36.26611555 -95.77947274																																																																																																																									
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Lot Data		Square-Foot - NBHD 1056 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4083		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	17,787.00 x 3.00 = 53,361		
Factor Value			
Adjustments	1.0000		
Lot Value	53,361		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022

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, Wood
Base/Total Area	1,460 / 1,460
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,460
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	133,080	91.15 Per SqFt	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.50	Total Misc Impr	+ 16,833				
Roofing Adj	+ 3.99	Garage Cost	+ 10,613				
Subfloor Adj	+ 0.00	Total RCN	= 196,018				
Heat/Cool Adj	+ 10.30	Depreciation (54%)	- 105,850				
Plumbing Adj	+ 5.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 90,168				
Adj Base Cost	= 115.46	Lot Value	+ 53,361				
Total Area	x 1,460	Indicated Value	= 143,529				
Adjusted Cost	= 168,572	Value Per SqFt	98.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,168		
Lot Value	53,361		
Indicated Value	143,529	98.31 Per SqFt	
Agland Value			
Site Improvements			
Total Value	143,529	98.31 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	53676		148	148	20.83		3,083
EPSW	ENCLOSED PORCH - SOLID WALL	53677	14x12		168	54.60		9,173



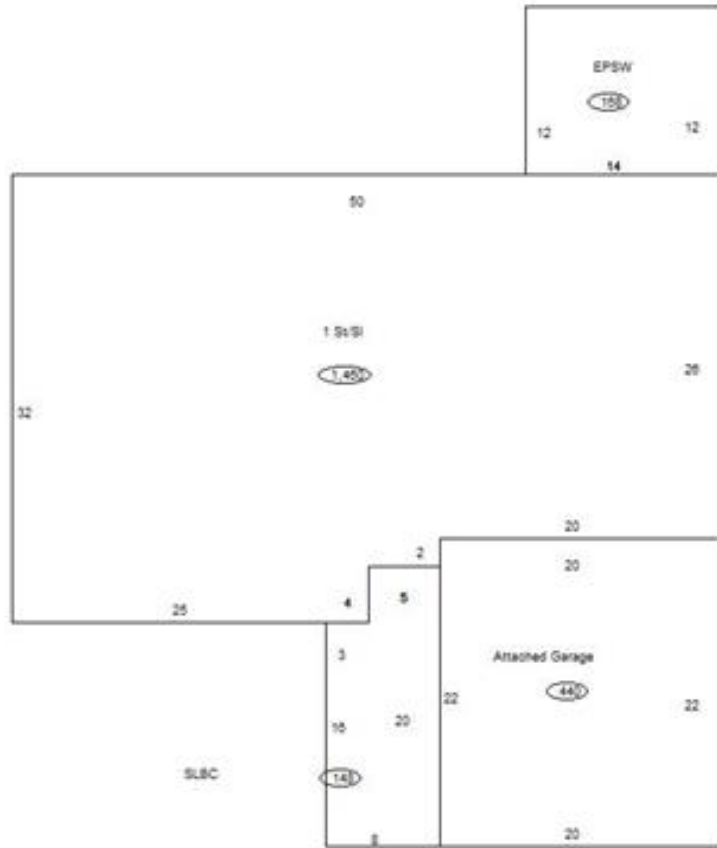
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Sketch Image

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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	1,460	1.000	1,460
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	148	1.000	148
4	M	EPSW		10	EPSW	168	1.000	168
Total Building Area						1,460		1,460



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)		749		749 749	
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)		749		749 749	