



# 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> 660022045 <b>Parcel ID</b> 000000-00-0-00426-002-0031 <b>Cadastral ID</b> 26-21-14-04660 <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> 305215 MARTINEZ, RUBEN &  FLORICELDA URQUIZA 17503 E 77TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17503 E 77TH ST N <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0031 / 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					<p style="text-align: right; color: orange;">08/08/2022 13:09</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022</p>														
<b>Legal Description</b> Lat/Long: 36.26613347 -95.77922576																			
LOT 31 BLOCK 2 LA STRANGE ACRES 2ND AMD.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2183/201	SEC OF HUD	07/19/2011	0	1										
					2155/263	AGUILERA, JOSE A &	11/23/2010	0	10										
					1291/14	LAUB, JOSEPH L	05/15/2001	93,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	53,463	32,389	11%	3,563	<b>Assessed</b>	14,974	1,466.85										
Year Frozen	0	<b>Improvements</b>	104,636	103,735		11,411	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	158,099	136,124		14,974	<b>Total Taxable</b>	13,974	1,369.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660022045	MARTINEZ, RUBEN &			3	156,565	1000	13,538	1,326.00										
2024	2024-660022045	MARTINEZ, RUBEN &			3	162,188	1000	13,114	1,260.00										
2023	2023-660022045	MARTINEZ, RUBEN &			3	124,574	1000	12,703	1,190.00										
2022	2022-660022045	MARTINEZ, RUBEN &			3	126,580	1000	12,924	1,266.00										
2021	2021-660022045	MARTINEZ, RUBEN &			3	138,646	1000	14,251	1,379.00										
2020	2020-660022045	MARTINEZ, RUBEN &			3	136,552	1000	13,938	1,346.00										
2019	2019-660022045	MARTINEZ, RUBEN &			3	131,841	1000	13,503	1,305.00										
2018	2018-660022045	MARTINEZ, RUBEN &			3	142,219	1000	14,644	1,363.00										
2017	2017-660022045	MARTINEZ, RUBEN &			3	141,125	1000	14,445	1,359.00										
2016	2016-660022045	MARTINEZ, RUBEN &			3	137,724	1000	13,995	1,318.00										
2015	2015-660022045	MARTINEZ, RUBEN &			3	134,030	1000	13,558	1,286.00										
2014	2014-660022045	MARTINEZ, RUBEN &			3	131,082	1000	12,461	1,193.00										
2013	2013-660022045	MARTINEZ, RUBEN &			3	127,391	1000	12,070	1,131.00										



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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4091	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,821.00 x 3.00 = 53,463	
Factor Value		
Adjustments	1.0000	
Lot Value	53,463	

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	1,482 / 1,482
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,482
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	147,220	99.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	168,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.62	Total Misc Impr	+	16,899			
Roofing Adj	+ 3.80	Garage Cost	+	13,023			
Subfloor Adj	+ 0.00	Total RCN	=	205,169			
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	-	100,533			
Plumbing Adj	+ 8.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	104,636			
Adj Base Cost	= 118.25	Lot Value	+	53,463			
Total Area	x 1,482	Indicated Value	=	158,099			
Adjusted Cost	= 175,247	Value Per SqFt		106.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,636		
Lot Value	53,463		
Indicated Value	158,099	106.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	158,099	106.68	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	53680	23x18		414	20.17		8,350
PRCH	SLAB PORCH - COVERED	53681	24x8		192	20.69		3,972





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x20x0			320
	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 320)		1,498		1,498		1,498