



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:48
Page 1

Assessment Data					Primary Image																																																																																																																																																																	
Account 660022049 Parcel ID 000000-00-0-00426-002-0035 Cadastral ID 26-21-14-04700 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 135044 MCNEAL, ROBERT G & MARY G TRUSTEES 17601 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17601 E 77TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0035 / 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: 36.26613804 -95.77807083																																																																																																																																																																						
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4111 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,907.00 x 3.00 = 53,721 Factor Value Adjustments 1.0000 Lot Value 53,721		<p>08/08/2022 13:11</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022</p>

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	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 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	149,474	97.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	194,470		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.10	Total Misc Impr	+	12,038			
Roofing Adj	+ 3.94	Garage Cost	+	12,176			
Subfloor Adj	+ 0.00	Total RCN	=	210,946			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	103,364			
Plumbing Adj	+ 8.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	107,582			
Adj Base Cost	= 121.57	Lot Value	+	53,721			
Total Area	x 1,536	Indicated Value	=	161,303			
Adjusted Cost	= 186,732	Value Per SqFt		105.01			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,582		
Lot Value	53,721		
Indicated Value	161,303	105.01	Per SqFt
Agland Value			
Site Improvements	4,800		
Total Value	166,103	108.14	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	53697	24x8		192	20.69		3,972
PRCH	SLAB PORCH - COVERED	53698	14x12		168	20.77		3,489
SHLT	STORM SHELTER - IN GARAGE			1	2025	0.00		



Rogers

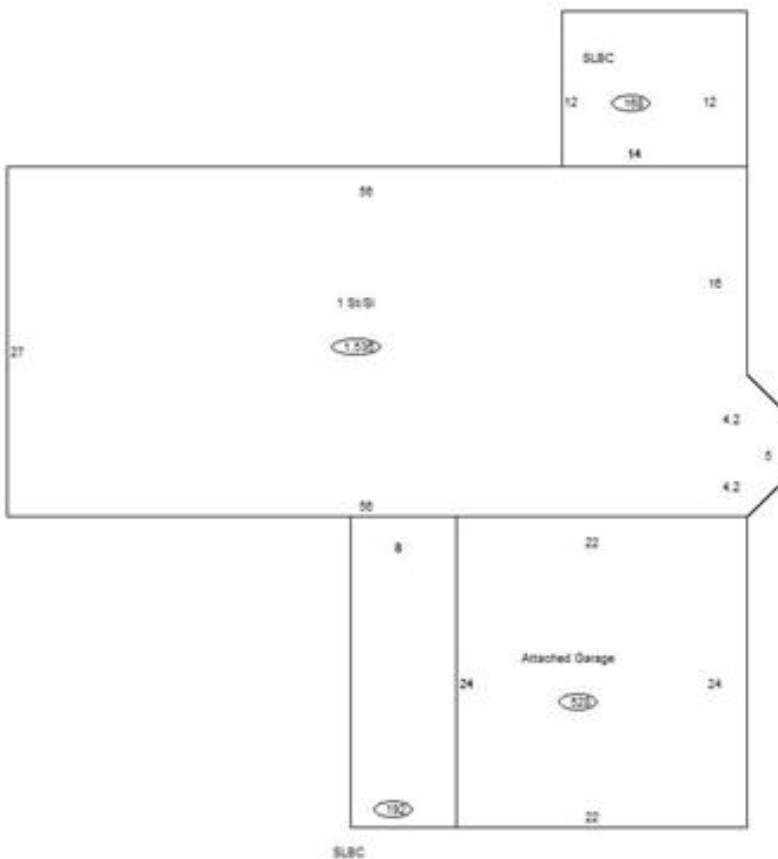
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Sketch Image

660022049



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,536	1.000	1,536
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,536		1,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	20x25x0			500
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (16.00 x 500)		8,000		8,000	3,200	4,800