



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:43:53
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022053 Parcel ID 000000-00-0-00426-002-0039 Cadastral ID 26-21-14-04740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 285262 CLEMMER, JOE 17609 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17609 E 77TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0039 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/08/2022 13:14</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	12000	
Non-Ag Acres	0.3986	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,363.00 x 3.00 = 52,089	
Factor Value		
Adjustments	1.0000	
Lot Value	52,089	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,728 / 1,728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,728
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



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

Cost Approach				Manual : 01/2025			
Base Cost	94.86	Total Misc Impr	+ 14,915				
Roofing Adj	+ 3.94	Garage Cost	+ 11,369				
Subfloor Adj	+ 0.00	Total RCN	= 227,458				
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 111,454				
Plumbing Adj	+ 7.32	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 116,004				
Adj Base Cost	= 116.42	Lot Value	+ 52,089				
Total Area	x 1,728	Indicated Value	= 168,093				
Adjusted Cost	= 201,174	Value Per SqFt	97.28				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,071	87.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	200,000		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,004		
Lot Value	52,089		
Indicated Value	168,093	97.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	168,093	97.28	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	53713	26x4		104	20.97		2,181
PRCH	SLAB PORCH - COVERED	53714	404		404	20.19		8,157



Rogers

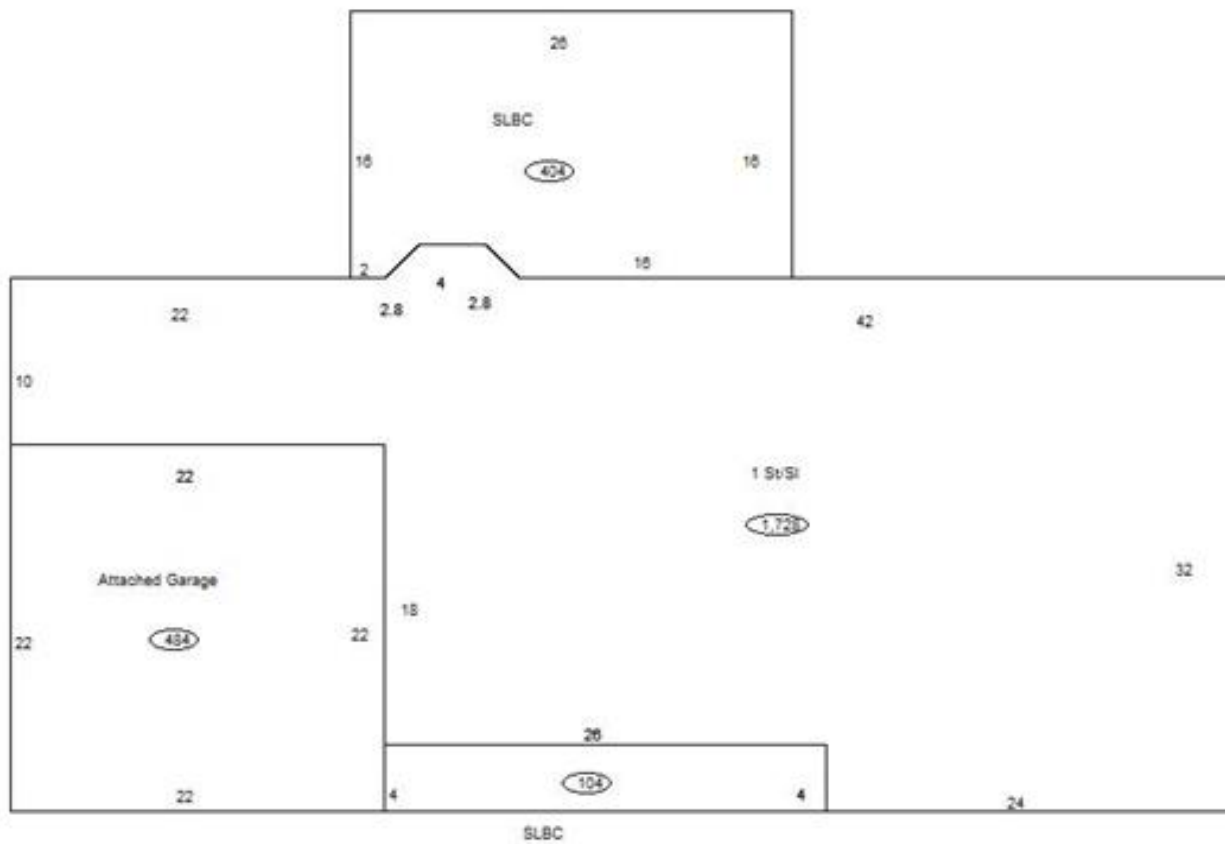
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Sketch Image

660022053



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,728	1.000	1,728
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	104	1.000	104
4	M	PRCH		10	SLBC	404	1.000	404
Total Building Area						1,728		1,728