



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022065 Parcel ID 000000-00-0-00426-004-0001 Cadastral ID 26-21-14-04860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 135234 HARTUNG, JOE M & JOYCE A 7648 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07648 N 176TH E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0001 / 0004 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: 36.26555648 -95.77854477																																																																																																																									
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Lot Data		Square-Foot - NBHD 1056 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.433		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	18,862.00 x 3.00 = 56,586		
Factor Value			
Adjustments	1.0000		
Lot Value	56,586		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

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	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	149,703	92.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	165,370 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.71	Total Misc Impr	+ 9,759
Roofing Adj	+ 3.90	Garage Cost	+ 12,176
Subfloor Adj	+ 0.00	Total RCN	= 209,385
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 102,599
Plumbing Adj	+ 7.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 106,786
Adj Base Cost	= 115.71	Lot Value	+ 56,586
Total Area	x 1,620	Indicated Value	= 163,372
Adjusted Cost	= 187,450	Value Per SqFt	100.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,786		
Lot Value	56,586		
Indicated Value	163,372	100.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,372	100.85	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	53755	28x5		140	20.85	2,919
PRCH	SLAB PORCH - COVERED	53756	12x9		108	20.95	2,263



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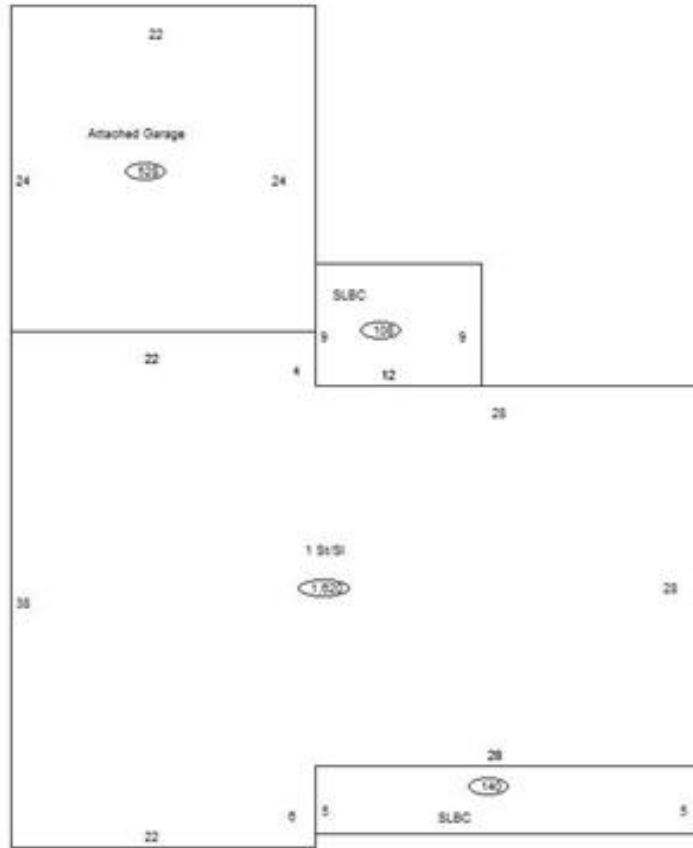
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Sketch Image

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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	1,620	1.000	1,620
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PRCH		10	SLBC	108	1.000	108
Total Building Area						1,620		1,620



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x36x0			360
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 360)	1,685		1,685	1,685