



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 09:42:19  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022067 <b>Parcel ID</b> 000000-00-0-00426-004-0003 <b>Cadastral ID</b> 26-21-14-04880 <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> 327546 CUNNINGHAM, LOGAN TROY & ESTHER  7608 N 176TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07608 N 176TH E AVE <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26500192 -95.77851923 LOT 3 BLOCK 4 LA STRANGE ACRES 2ND AMD.																																																																																																																									
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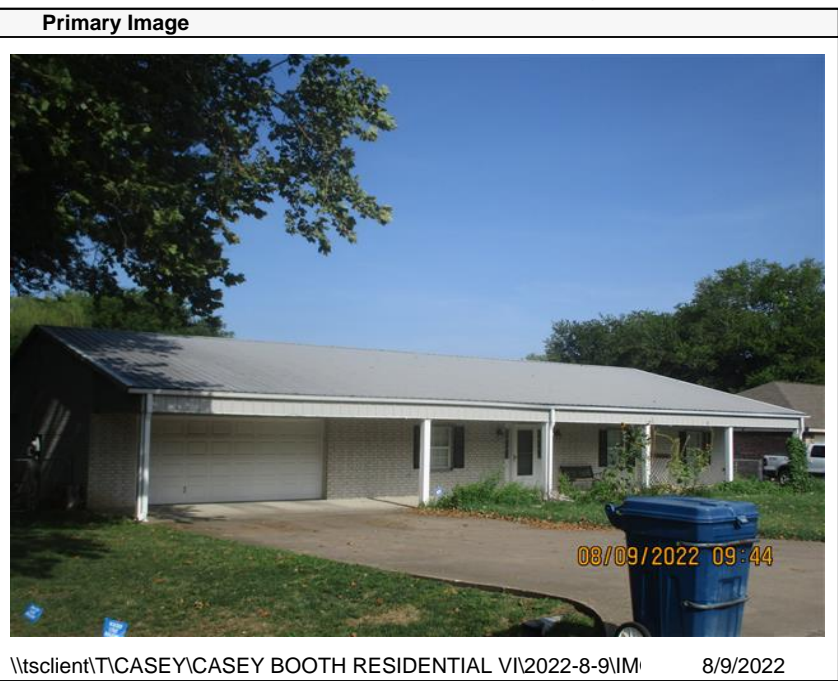
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Lot Data		Square-Foot - NBHD 1056 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4205		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	18,316.00 x 3.00 = 54,948		
Factor Value			
Adjustments	1.0000		
Lot Value	54,948		



\\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	70% Veneer, Masonry 30% Frame, Siding, Metal
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,720
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	175,015 101.75 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	94,260 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	172,491
Lot Value	54,948
Indicated Value	227,439 132.23 Per SqFt
Agland Value	
Site Improvements	295
Total Value	227,734 132.40 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	88.91	Total Misc Impr	+ 25,446
Roofing Adj	+ 4.43	Garage Cost	+ 10,613
Subfloor Adj	+ 0.00	Total RCN	= 226,962
Heat/Cool Adj	+ 10.30	Depreciation ( 24%)	- 54,471
Plumbing Adj	+ 7.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,491
Adj Base Cost	= 110.99	Lot Value	+ 54,948
Total Area	x 1,720	Indicated Value	= 227,439
Adjusted Cost	= 190,903	Value Per SqFt	132.23

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	53763	58x10		580	19.79		11,478
PRCH	SLAB PORCH - COVERED	53764	72x10		720	19.40		13,968



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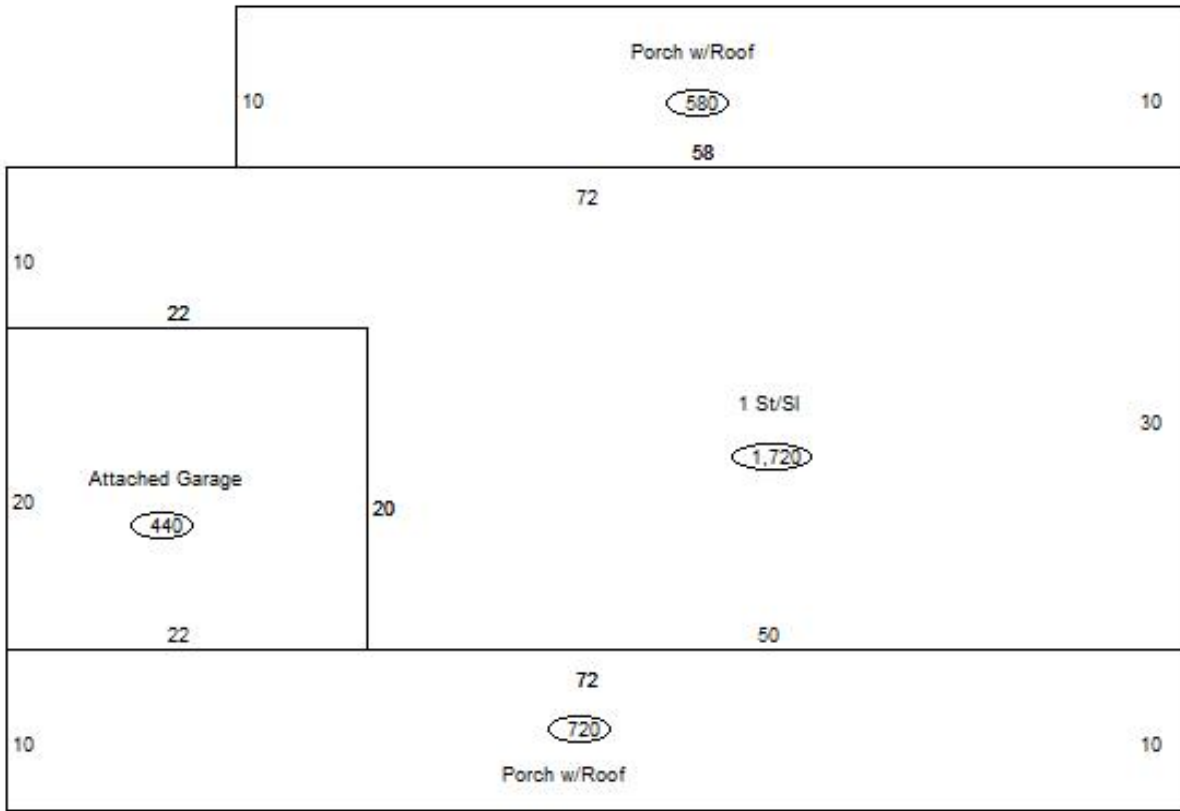
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### Sketch Image

660022067



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,720	1.000	1,720
2	G	1	Slab	13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	580	1.000	580
4	M	PRCH		13	SLBC	720	1.000	720
<b>Total Building Area</b>						1,720		1,720



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			140
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 140)		655		655 360	295
	STF	STG FAIR	12x10x0			120
	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 120)		562		562 562	