



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:05
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Assessment Data					Primary Image																																																																																																																				
Account 660022068 Parcel ID 000000-00-0-00426-004-0004 Cadastral ID 26-21-14-04890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 272346 CROCKER, DANIEL J 7606 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07606 N 176TH E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0004 / 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: 36.26475327 -95.77860759 LOT 4 BLOCK 4 LA STRANGE ACRES 2ND AMD.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1056 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4213		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	18,351.00 x 3.00 = 55,053		
Factor Value			
Adjustments	1.0000		
Lot Value	55,053		



\\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	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,683 / 1,683
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,683
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	159,356	94.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	205,650		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.74	Total Misc Impr	+	11,415			
Roofing Adj	+ 3.97	Garage Cost	+	9,944			
Subfloor Adj	+ 0.00	Total RCN	=	225,877			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	110,680			
Plumbing Adj	+ 7.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,197			
Adj Base Cost	= 121.52	Lot Value	+	55,053			
Total Area	x 1,683	Indicated Value	=	170,250			
Adjusted Cost	= 204,518	Value Per SqFt		101.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,197		
Lot Value	55,053		
Indicated Value	170,250	101.16	Per SqFt
Agland Value			
Site Improvements	18,000		
Total Value	188,250	111.85	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	53767	7x4		28	21.20		594
PRCH	SLAB PORCH - COVERED	53768	307		307	20.34		6,244



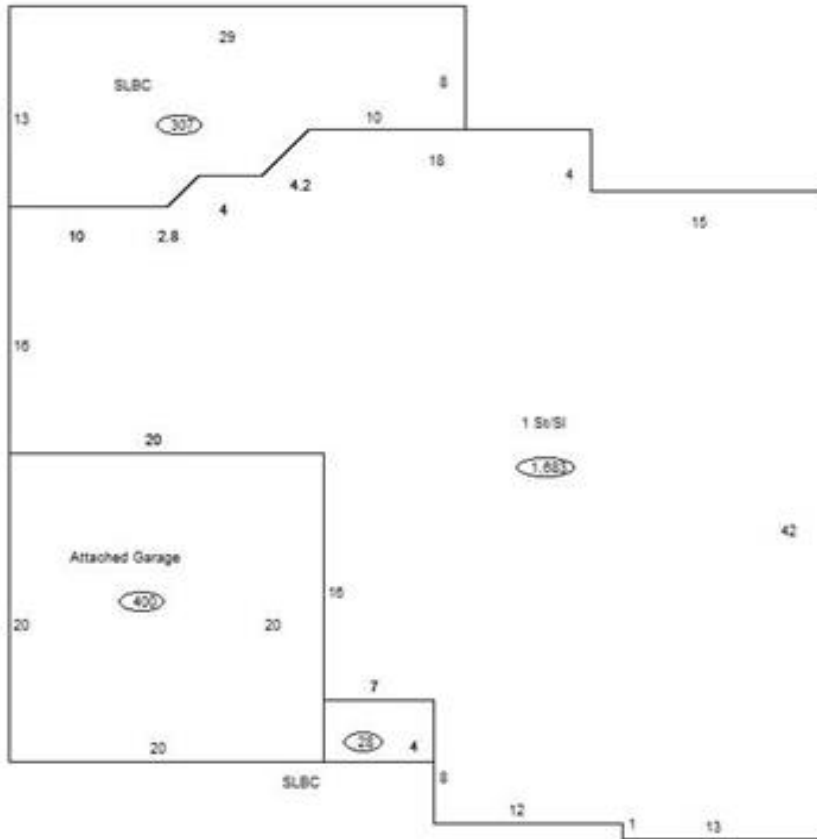
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Sketch Image

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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	1,683	1.000	1,683
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PRCH		10	SLBC	307	1.000	307
Total Building Area						1,683		1,683



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	12,000	18,000