



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:08
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Assessment Data					Primary Image																																																																																																																				
Account 660022073 Parcel ID 000000-00-0-00426-004-0009 Cadastral ID 26-21-14-04940 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327414 KLEIN, KELSEY A 7605 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07605 N 175TH E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0009 / 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: 36.26472110 -95.77911766 LOT 9 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	0.4229		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	18,421.00 x 3.00 = 55,263		
Factor Value			
Adjustments	1.0000		
Lot Value	55,263		



\\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, Stone 30% Frame, Siding, Wood
Base/Total Area	1,489 / 1,489
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,489
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	437 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	136,057 91.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	174,000 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	97,420
Lot Value	55,263
Indicated Value	152,683 102.54 Per SqFt
Agland Value	
Site Improvements	
Total Value	152,683 102.54 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.96	Total Misc Impr	+ 12,361
Roofing Adj	+ 4.06	Garage Cost	+ 10,562
Subfloor Adj	+ 0.00	Total RCN	= 207,276
Heat/Cool Adj	+ 10.30	Depreciation (53%)	- 109,856
Plumbing Adj	+ 8.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 97,420
Adj Base Cost	= 123.81	Lot Value	+ 55,263
Total Area	x 1,489	Indicated Value	= 152,683
Adjusted Cost	= 184,353	Value Per SqFt	102.54

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	53783		184	184	20.72		3,812
PRCH	SLAB PORCH - COVERED	53784	16x12		192	20.69		3,972



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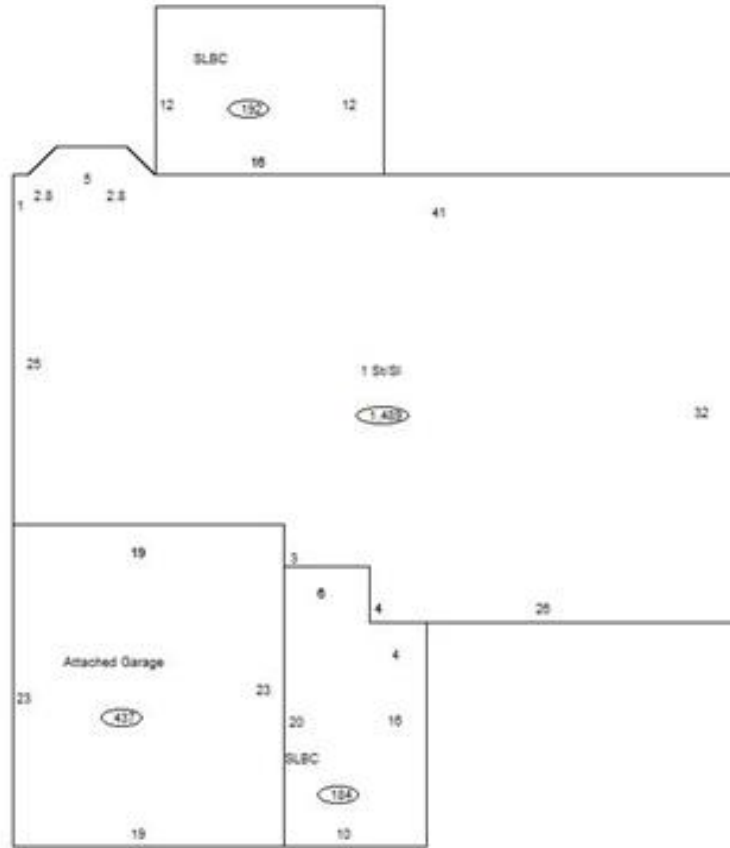
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Sketch Image

660022073



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,489	1.000	1,489
2	G	1		10	Attached Garage	437	1.000	437
3	M	PRCH		10	SLBC	184	1.000	184
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,489		1,489