



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:38:31  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022080 <b>Parcel ID</b> 000000-00-0-00426-005-0004 <b>Cadastral ID</b> 26-21-14-05010 <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> 283979 RICHARDSON, LOREN G &  MONICA D 7606 N 175TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 07606 N 175TH E AVE <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0004 / 0005 <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: 36.26475596 -95.78000685 LOT 4 BLOCK 5 LA STRANGE ACRES 2ND AMD.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/16/2026  
Time 23:38:32  
Page 2

Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4258	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,548.00 x 3.00 = 55,644	
Factor Value		
Adjustments	1.0000	
Lot Value	55,644	

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	1,328 / 1,328
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,328
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	133,228	100.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	145,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.89	Total Misc Impr	+	4,442			
Roofing Adj	+ 4.16	Garage Cost	+	11,733			
Subfloor Adj	+ 0.00	Total RCN	=	187,314			
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	-	91,784			
Plumbing Adj	+ 9.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	95,530			
Adj Base Cost	= 128.87	Lot Value	+	55,644			
Total Area	x 1,328	Indicated Value	=	151,174			
Adjusted Cost	= 171,139	Value Per SqFt		113.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,530		
Lot Value	55,644		
Indicated Value	151,174	113.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	151,174	113.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	53811	124		124	20.90		2,592
PATO	SLAB PORCH - OPEN	53812	14x14		196	9.44		1,850

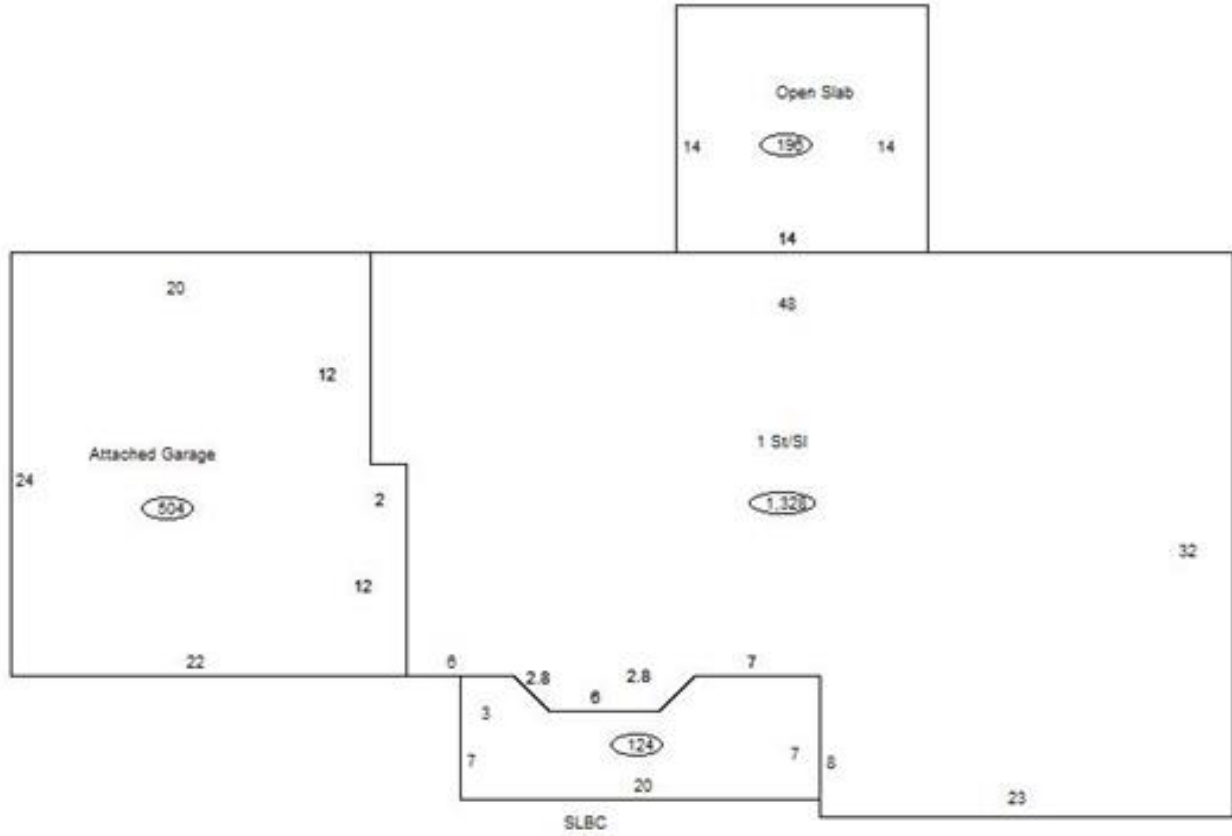


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 Page 3

Sketch Image

660022080



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,328	1.000	1,328
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	124	1.000	124
4	M	PATO		10	Open Slab	196	1.000	196
<b>Total Building Area</b>						1,328		1,328



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Page 4

660022080

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x10x0			100
	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 100)		468		468		468