



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660022085				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM\ 8/9/2022</p>				
Parcel ID	000000-00-0-00426-005-0010								
Cadastral ID	26-21-14-05070								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	135514								
THOMAS, DORIS J									
7607 N 174TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07607 N 174TH E AVE								
Subdivision	LA STRANGE ACRES 2ND AMD								
Lot/Block	0010 / 0005	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: 36.26503423 -95.78060916									
Building Permits									
LOT 10 BLOCK 5 LA STRANGE ACRES 2ND AMD.									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	858/536			59,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	53,265	53,265	11%	5,859	Assessed	19,617	1,921.68
Year Frozen	0	Improvements	125,071	125,071		13,758	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	178,336	178,336		19,617	Total Taxable	18,617	1,824.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022085	THOMAS, DORIS J			3	176,689	1000	18,109	1,774.00
2024	2024-660022085	THOMAS, LARRY L &			3	185,676	1000	17,552	1,686.00
2023	2023-660022085	THOMAS, LARRY L &			3	163,743	1000	17,012	1,594.00
2022	2022-660022085	THOMAS, LARRY L &			3	163,796	1000	16,988	1,664.00
2021	2021-660022085	THOMAS, LARRY L &			3	171,303	1000	16,465	1,593.00
2020	2020-660022085	THOMAS, LARRY L &			3	170,451	1000	15,955	1,541.00
2019	2019-660022085	THOMAS, LARRY L &			3	162,454	1000	15,462	1,495.00
2018	2018-660022085	THOMAS, LARRY L &			3	167,203	1000	14,982	1,395.00
2017	2017-660022085	THOMAS, LARRY L &			3	165,917	1000	14,517	1,365.00
2016	2016-660022085	THOMAS, LARRY L &			3	161,749	1000	14,065	1,324.00
2015	2015-660022085	THOMAS, LARRY L &			3	157,201	1000	13,627	1,292.00
2014	2014-660022085	THOMAS, LARRY L &			3	160,038	1000	13,201	1,264.00
2013	2013-660022085	THOMAS, LARRY L &			3	151,206	1000	12,787	1,198.00



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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4076	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,755.00 x 3.00 = 53,265	
Factor Value		
Adjustments	1.0000	
Lot Value	53,265	

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, Vinyl
Base/Total Area	1,914 / 1,914
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,914
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	161,987	84.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	210,900		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.10	Total Misc Impr	+	7,902			
Roofing Adj	+ 3.86	Garage Cost	+	11,733			
Subfloor Adj	+ 0.00	Total RCN	=	245,238			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	120,167			
Plumbing Adj	+ 6.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,071			
Adj Base Cost	= 117.87	Lot Value	+	53,265			
Total Area	x 1,914	Indicated Value	=	178,336			
Adjusted Cost	= 225,603	Value Per SqFt		93.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,071		
Lot Value	53,265		
Indicated Value	178,336	93.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	178,336	93.17	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	53827	10x8		80	21.04		1,683
PATO	SLAB PORCH - OPEN	53828	17x10		170	9.66		1,642



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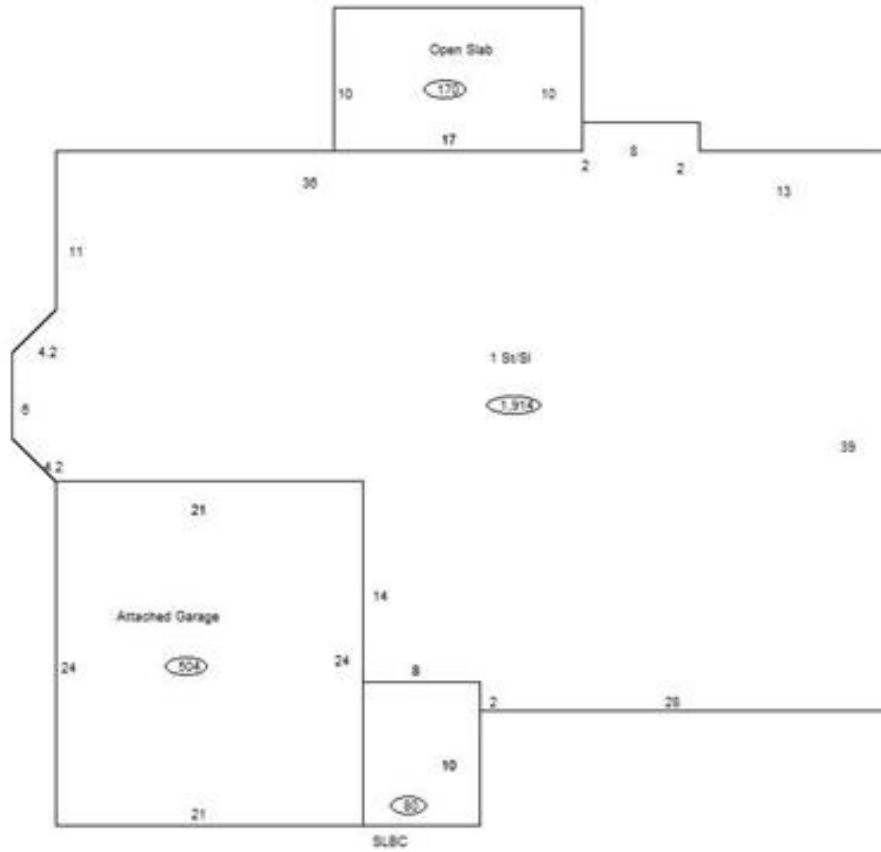
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Sketch Image

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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	1,914	1.000	1,914
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PATO		10	Open Slab	170	1.000	170
Total Building Area						1,914		1,914



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	8x8x0			1
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (2,950.00 x 1)		2,950		2,950	2,950	