



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:44:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022086 <b>Parcel ID</b> 000000-00-0-00426-005-0011 <b>Cadastral ID</b> 26-21-14-05080 <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> 266219 QUEZADA, MANUEL JR & ANGELICA  7609 N 174TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07609 N 174TH E AVE <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0011 / 0005 Parcel Size 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: 36.26528381 -95.78055200																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3928	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,111.00 x 3.00 = 51,333	
Factor Value		
Adjustments	1.0000	
Lot Value	51,333	

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	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 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	145,422 96.95 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	187,340 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.01	Total Misc Impr	+ 19,706				
Roofing Adj	+ 3.91	Garage Cost	+ 12,498				
Subfloor Adj	+ 0.00	Total RCN	= 211,679				
Heat/Cool Adj	+ 10.30	Depreciation ( 49%)	- 103,723				
Plumbing Adj	+ 8.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 107,956				
Adj Base Cost	= 119.65	Lot Value	+ 51,333				
Total Area	x 1,500	Indicated Value	= 159,289				
Adjusted Cost	= 179,475	Value Per SqFt	106.19				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	107,956
Lot Value	51,333
Indicated Value	159,289 106.19 Per SqFt
Agland Value	
Site Improvements	
Total Value	159,289 106.19 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	53831		6x4	24	21.22		509
EPSW	ENCLOSED PORCH - SOLID WALL	122394		17x16	272	53.75		14,620



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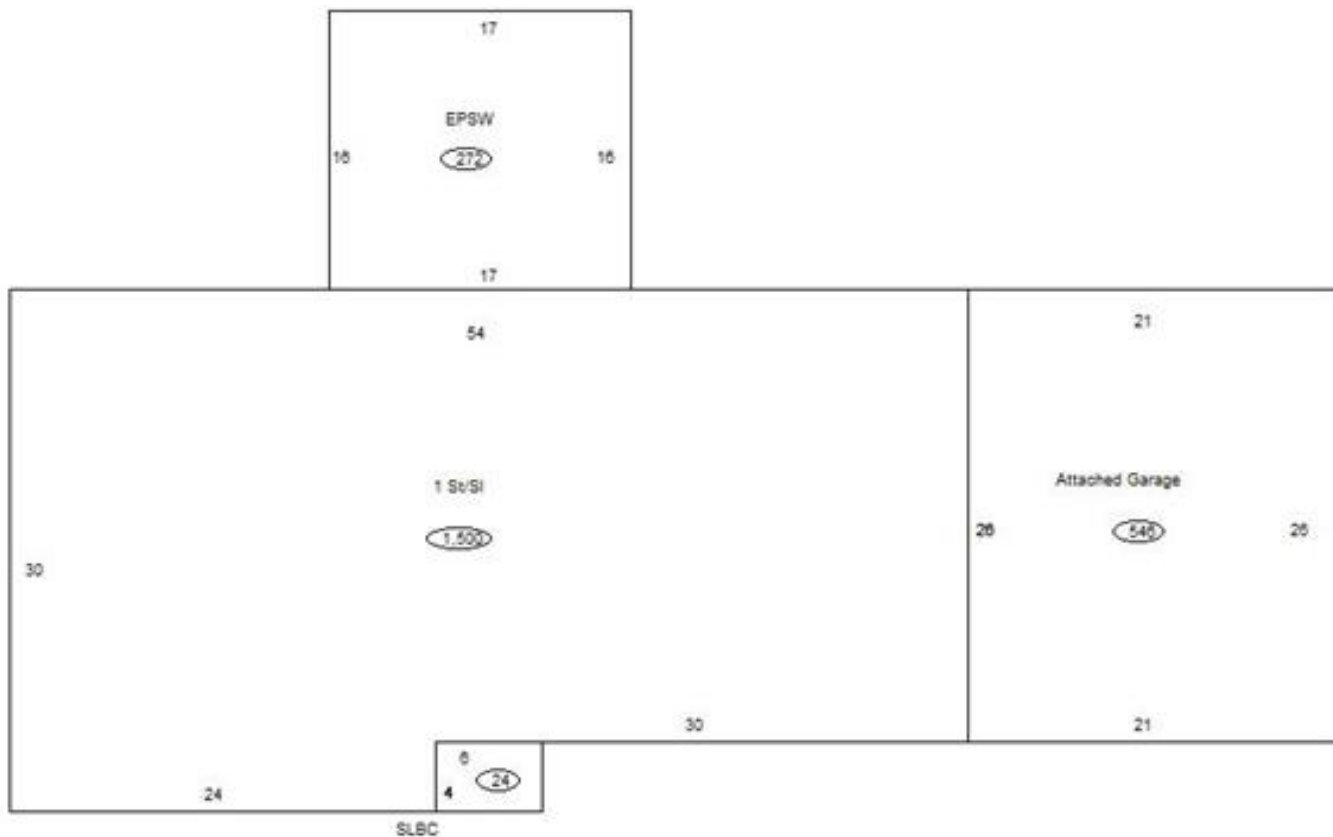
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### Sketch Image

660022086



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,500	1.000	1,500
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	24	1.000	24
4	M	EPSW		10	EPSW	272	1.000	272
<b>Total Building Area</b>						<b>1,500</b>		<b>1,500</b>