



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:23
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Assessment Data	Primary Image
Account 660022087 Parcel ID 000000-00-0-00426-005-0012 Cadastral ID 26-21-14-05090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 135554 DOWNS, CAROL SUE	

7611 N 174TH E AVE
OWASSO OK 74055-0000

Parcel Location

Situs 07611 N 174TH E AVE
Subdivision LA STRANGE ACRES 2ND AMD
Lot/Block 0012 / 0005 **Parcel Size** 1 - Lots
Sec/Twn/Rng 26 / 21 / 14 / 5
Neighborhood 1056 - R-V04-SW OWASSO
School District S021 - OWASSO SCHOOLS

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

Legal Description	Lat/Long: 36.26558044 -95.78062476	Building Permits										
LOT 12 BLOCK 5 LA STRANGE ACRES 2ND AMD.		<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount								

Exemptions	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value 55,656	51,084	11%	5,619	Assessed	16,916	1,657.09	
Year Frozen	0	Improvements 102,701	102,701		11,297	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	
TIF Project ID	0	Total Value 158,357	153,785		16,916	Total Taxable	15,916	1,559.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660022087	DOWNS, CAROL SUE	3	157,038	1000	15,424	1,511.00	
2024	2024-660022087	DOWNS, CAROL SUE	3	164,137	1000	14,945	1,436.00	
2023	2023-660022087	DOWNS, CAROL SUE	3	140,736	1000	14,481	1,357.00	
2022	2022-660022087	DOWNS, CAROL SUE	3	140,797	1000	14,488	1,419.00	
2021	2021-660022087	DOWNS, CAROL SUE	3	150,456	1000	14,053	1,359.00	
2020	2020-660022087	DOWNS, CAROL SUE	3	149,739	1000	13,615	1,315.00	
2019	2019-660022087	DOWNS, CAROL SUE	3	142,983	1000	13,189	1,275.00	
2018	2018-660022087	DOWNS, CAROL SUE	3	147,037	1000	12,776	1,189.00	
2017	2017-660022087	DOWNS, CAROL SUE	3	145,890	1000	12,375	1,164.00	
2016	2016-660022087	DOWNS, CAROL SUE	3	142,340	1000	11,985	1,128.00	
2015	2015-660022087	DOWNS, CAROL SUE	3	138,465	1000	11,607	1,101.00	
2014	2014-660022087	DOWNS, CAROL SUE	3	142,349	1000	11,240	1,076.00	
2013	2013-660022087	DOWNS, CAROL SUE	3	135,447	1000	10,883	1,020.00	



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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4259 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,552.00 x 3.00 = 55,656 Factor Value Adjustments 1.0000 Lot Value 55,656		

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	1,532 / 1,532
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,532
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	133,945	87.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	173,820		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.54	Total Misc Impr	+	9,153			
Roofing Adj	+ 3.89	Garage Cost	+	9,944			
Subfloor Adj	+ 0.00	Total RCN	=	201,374			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	98,673			
Plumbing Adj	+ 8.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	102,701			
Adj Base Cost	= 118.98	Lot Value	+	55,656			
Total Area	x 1,532	Indicated Value	=	158,357			
Adjusted Cost	= 182,277	Value Per SqFt		103.37			

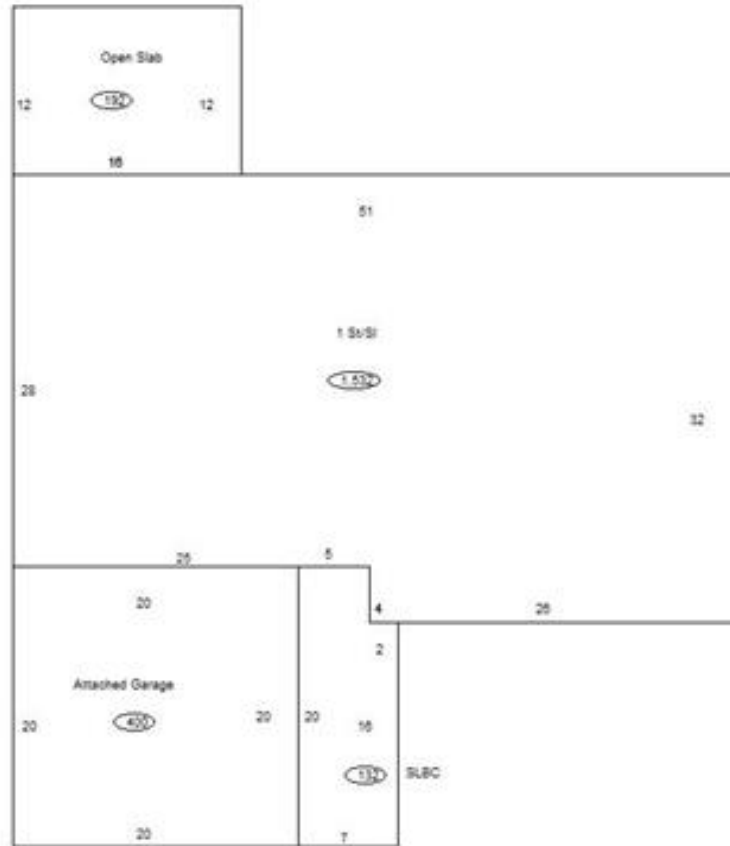
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,701		
Lot Value	55,656		
Indicated Value	158,357	103.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	158,357	103.37	Total Value Per SqFt

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	53834		132	132	20.88		2,756
PATO	SLAB PORCH - OPEN	53835	16x12		192	9.48		1,820



Sketch Image

660022087



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,532	1.000	1,532
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PATO		10	Open Slab	192	1.000	192
Total Building Area						1,532		1,532



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x20x0			320
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 320)	1,498		1,498	1,498