



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:44:25
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Assessment Data					Primary Image																																																																																																																				
Account 660022088 Parcel ID 000000-00-0-00426-006-0001 Cadastral ID 26-21-14-05100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328203 SHEPHARD, CHRISTINA L 7612 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07612 N 174TH E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4184 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,226.00 x 3.00 = 54,678 Factor Value Adjustments 1.0000 Lot Value 54,678		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,434 / 1,434
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,434
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	130,017	90.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	4,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,071		
Lot Value	54,678		
Indicated Value	150,749	105.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	150,749	105.12	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.90	Total Misc Impr	+ 7,386				
Roofing Adj	+ 4.02	Garage Cost	+ 10,286				
Subfloor Adj	+ 0.00	Total RCN	= 188,375				
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 92,304				
Plumbing Adj	+ 8.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 96,071				
Adj Base Cost	= 119.04	Lot Value	+ 54,678				
Total Area	x 1,434	Indicated Value	= 150,749				
Adjusted Cost	= 170,703	Value Per SqFt	105.12				

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	53838		56	56	21.12		1,183
PATO	SLAB PORCH - OPEN	53839	14x12		168	9.68		1,626



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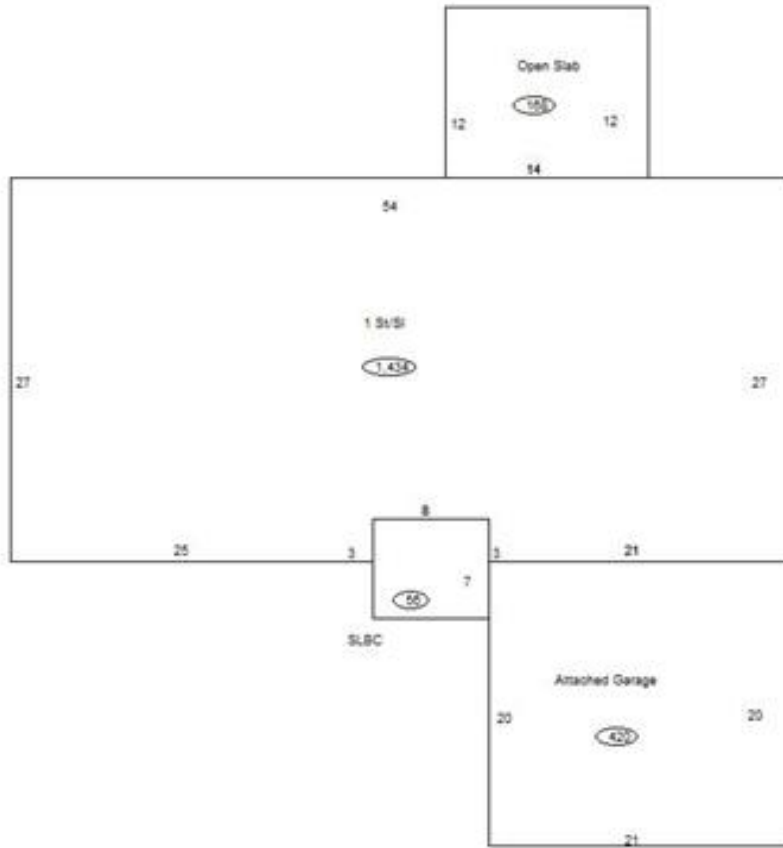
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Sketch Image

660022088



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,434	1.000	1,434
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	168	1.000	168
Total Building Area						1,434		1,434