



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022093 <b>Parcel ID</b> 000000-00-0-00426-006-0006 <b>Cadastral ID</b> 26-21-14-05150 <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> 337707 NEWPORT, BRYAN J & MANDIE K NEWPORT  7602 N 174TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07602 N 174TH E AVE <b>Subdivision</b> LA STRANGE ACRES 2ND AMD <b>Lot/Block</b> 0006 / 0006 Parcel Size 2 - 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					<p style="text-align: right; color: orange;">08/09/2022 09:58</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26432979 -95.78133509 LOTS 5 & 6 BLOCK 6 LA STRANGE ACRES 2ND AMD.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count	2	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	36,239.00 x 2.62 = 94,859	
Factor Value		
Adjustments	1.0000	
Lot Value	94,859	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Vinyl
Base/Total Area	1,731 / 1,731
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,731
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\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	
Adjusted R	0.8445		
Indicated Value	175,876	101.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	253,180		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.49	Total Misc Impr	+	12,626			
Roofing Adj	+ 3.76	Garage Cost	+	10,628			
Subfloor Adj	+ 0.00	Total RCN	=	220,328			
Heat/Cool Adj	+ 10.30	Depreciation ( 48%)	-	105,757			
Plumbing Adj	+ 7.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,571			
Adj Base Cost	= 113.85	Lot Value	+	94,859			
Total Area	x 1,731	Indicated Value	=	209,430			
Adjusted Cost	= 197,074	Value Per SqFt		120.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,571		
Lot Value	94,859		
Indicated Value	209,430	120.99	Per SqFt
Agland Value			
Site Improvements	27,585		
Total Value	237,015	136.92	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	53856	41x6		246	20.52		5,048
PRCH	SLAB PORCH - COVERED	53857	12x12		144	20.84		3,001



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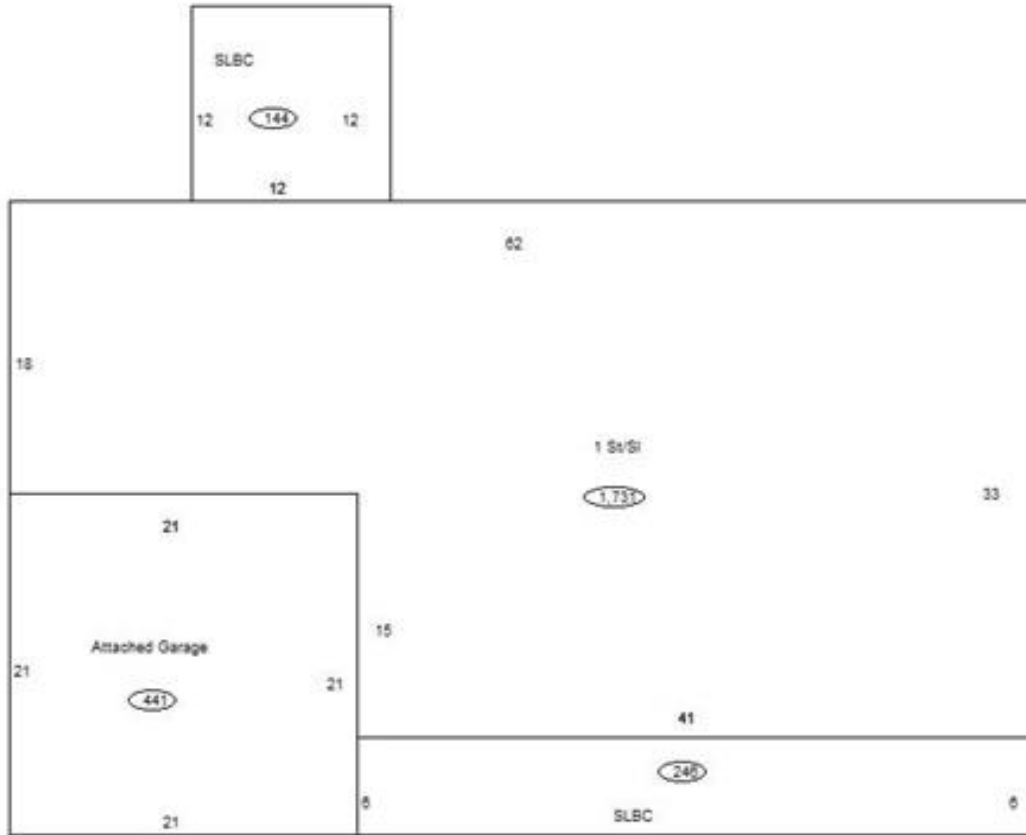
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Sketch Image

660022093



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,731	1.000	1,731
2	G	1		10	Attached Garage	441	1.000	441
3	M	PRCH		10	SLBC	246	1.000	246
4	M	PRCH		10	SLBC	144	1.000	144
<b>Total Building Area</b>						<b>1,731</b>		<b>1,731</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	45x25x0			1,125
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.64 x 1,125) 34,470		<b>Modifier Total</b>	<b>RCN</b> 34,470	<b>Depr (30% Phys/ % Func)</b> 10,341	<b>RCNLD</b> 24,129
	DTGF	DETACHED GARAGE FAIR	20x18x0			360
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 360) 5,760		<b>Modifier Total</b>	<b>RCN</b> 5,760	<b>Depr (40% Phys/ % Func)</b> 2,304	<b>RCNLD</b> 3,456