



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022099 Parcel ID 000000-00-0-00201-001-0001 Cadastral ID 26-21-14-05210 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 293171 DOE, BRIAN R & SANDRA L 8160 N 177TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 08160 N 177TH E AVE Subdivision COTTONWOOD ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27211573 -95.77848534 LOT 1 BLOCK 1 COTTONWOOD ESTATES					Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/16/2026
Time 21:44:34
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1686	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,904.00 x 2.46 = 125,323	
Factor Value		
Adjustments	1.0000	
Lot Value	125,323	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,646 / 2,318
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,646
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,748	101.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	331,730		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.27	Total Misc Impr	+	12,889			
Roofing Adj	+ 3.32	Garage Cost	+	14,498			
Subfloor Adj	+ -1.64	Total RCN	=	287,652			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	123,690			
Plumbing Adj	+ 6.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,962			
Adj Base Cost	= 112.28	Lot Value	+	125,323			
Total Area	x 2,318	Indicated Value	=	289,285			
Adjusted Cost	= 260,265	Value Per SqFt		124.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,962		
Lot Value	125,323		
Indicated Value	289,285	124.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	289,285	124.80	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	53871	15x4		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	53872	18x12		216	26.25		5,670



Rogers

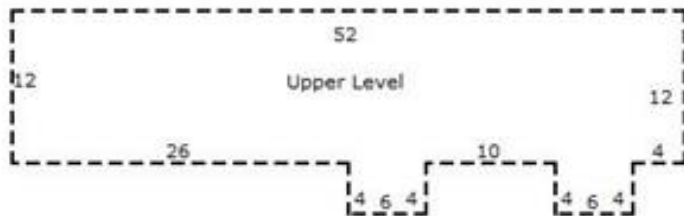
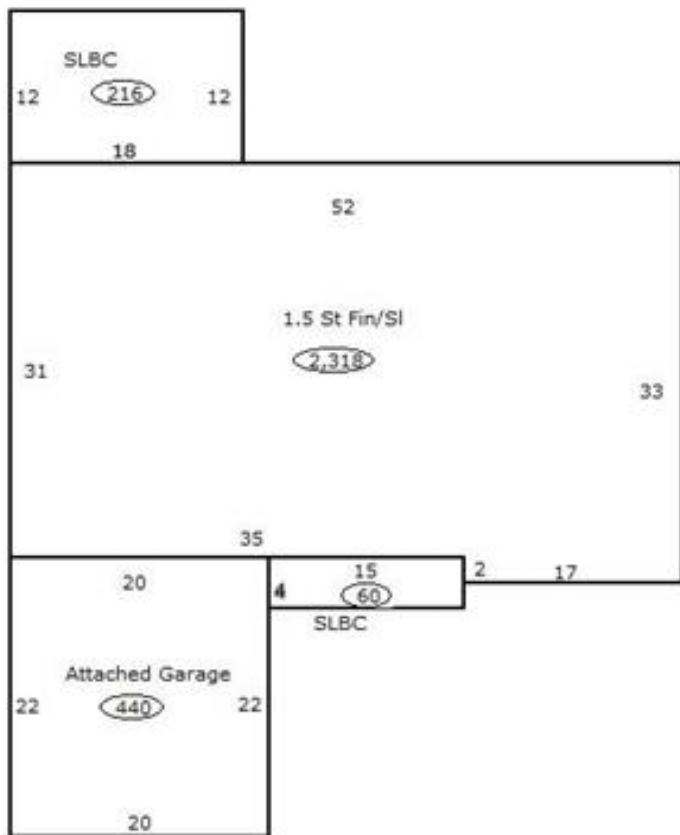
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Date 04/16/2026
 Time 21:44:34
 Page 3

Sketch Image

660022099



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,646	1.408	2,318
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	216	1.000	216
5	U	^UL	Overhang	13	Upper Level	672	1.000	672
Total Building Area						1,646		2,318



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Time 21:44:35
Page 4

660022099

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 120)		562		562		562