



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:44:36
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Assessment Data					Primary Image																																																																																																																				
Account 660022101 Parcel ID 000000-00-0-00201-001-0003 Cadastral ID 26-21-14-05230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317351 DODD, DENNIS R REVOCABLE TRUST PO BOX 146 COLLINSVILLE OK 74021-0146 Parcel Location Situs 17680 E 80TH ST N Subdivision COTTONWOOD ESTATES Lot/Block 0003 / 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: 36.27165923 -95.77777518																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1438	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,823.00 x 2.49 = 124,188	
Factor Value		
Adjustments	1.0000	
Lot Value	124,188	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,763 / 1,763
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,763
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	243,436 138.08 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	316,450 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.92	Total Misc Impr	+ 10,847	Roofing Adj	+ 4.72	Garage Cost	+ 14,049
Subfloor Adj	+ -2.38	Total RCN	= 257,083	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 110,546
Plumbing Adj	+ 8.80	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 146,537
Adj Base Cost	= 131.70	Lot Value	+ 124,188	Total Area	x 1,763	Indicated Value	= 270,725
		Value Per SqFt	153.56	Adjusted Cost	= 232,187		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,537		
Lot Value	124,188		
Indicated Value	270,725	153.56	Per SqFt
Agland Value			
Site Improvements	50,331		
Total Value	321,056	182.11	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	53883	15x7		105	26.60		2,793
PATO	SLAB PORCH - OPEN	53884	18x14		252	9.68		2,439



Rogers

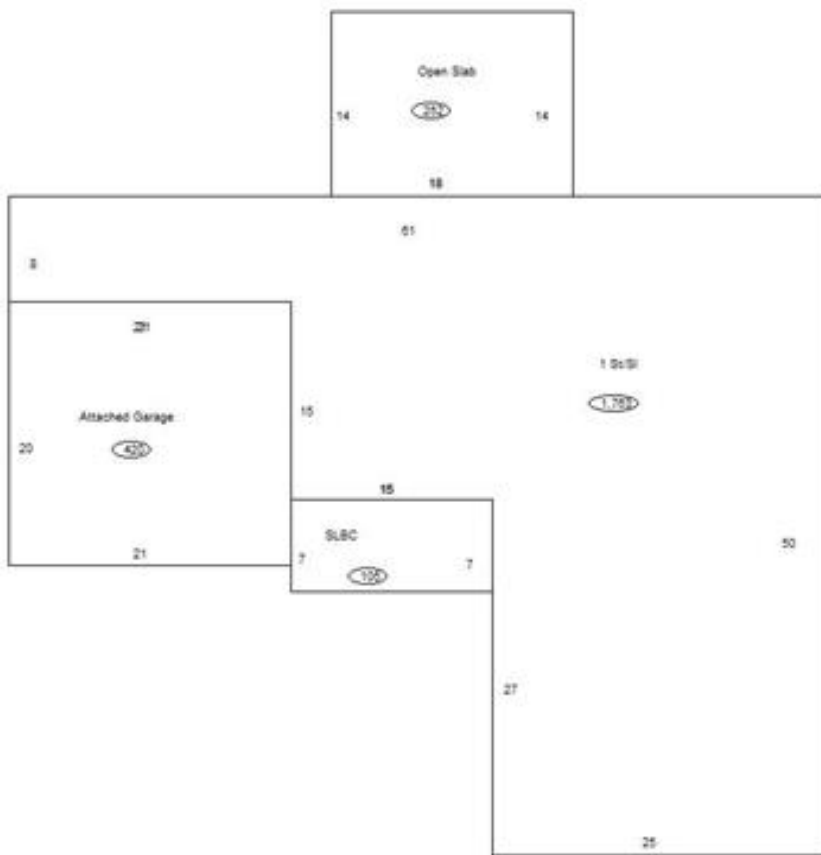
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,763	1.000	1,763
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	105	1.000	105
4	M	PATO		10	Open Slab	252	1.000	252
Total Building Area						1,763		1,763



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,100
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (26.63 x 2,100)		55,923		55,923	5,592	50,331