



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:40
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Assessment Data					Primary Image																																																																																																																				
Account 660022104 Parcel ID 000000-00-0-00201-001-0007 Cadastral ID 26-21-14-05245 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327375 SHOEN, BLAKE A & WILLIAM H WOODS 17200 E 80TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17200 E 80TH ST N Subdivision COTTONWOOD ESTATES Lot/Block 0007 / 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: 36.27166620 -95.77995748																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1552 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,320.00 x 2.48 = 124,710 Factor Value Adjustments 1.0000 Lot Value 124,710		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Veneer, Stone
Base/Total Area	2,496 / 3,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	924 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	512,441 157.38 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.25	Total Misc Impr	+ 28,787				
Roofing Adj	+ 4.46	Garage Cost	+ 41,968				
Subfloor Adj	+ 0.00	Total RCN	= 503,445				
Heat/Cool Adj	+ 16.31	Depreciation (28%)	- 140,965				
Plumbing Adj	+ 9.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 362,480				
Adj Base Cost	= 132.89	Lot Value	+ 124,710				
Total Area	x 3,256	Indicated Value	= 487,190				
Adjusted Cost	= 432,690	Value Per SqFt	149.63				

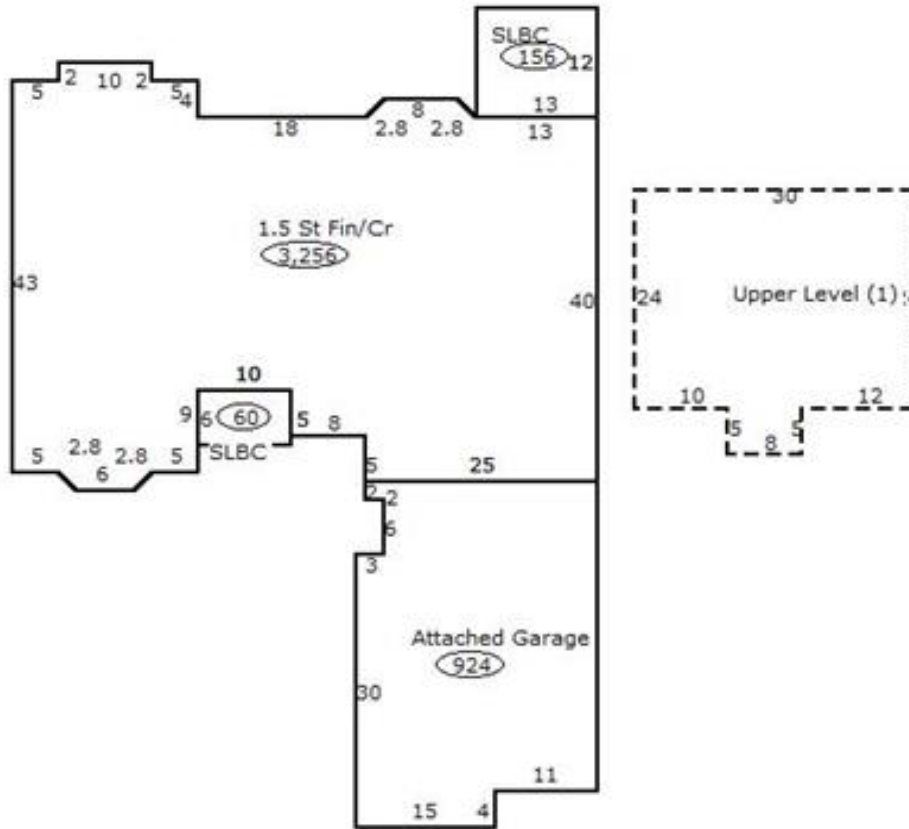
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	362,480
Lot Value	124,710
Indicated Value	487,190 149.63 Per SqFt
Agland Value	
Site Improvements	66,737
Total Value	553,927 170.13 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	53896		60	60	33.00		1,980
PRCH	SLAB PORCH - COVERED	53897	13x12		156	32.53		5,075



Sketch Image

660022104



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5 St Fin/Cr	2,496	1.304	3,256
2	G	1		20	Attached Garage	924	1.000	924
3	M	PRCH		20	SLBC	60	1.000	60
4	M	PRCH		20	SLBC	156	1.000	156
5	U	^UL		20	Upper Level (1)	760	1.000	760
Total Building Area						2,496		3,256



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x50x0			2,500
	Qual	Cond	Year	2014	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (28.10 x 2,500)	70,250	70,250	3,513	66,737