



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:44:43  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022108 <b>Parcel ID</b> 000000-00-0-00324-001-0002 <b>Cadastral ID</b> 26-21-14-05270 <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> 256750 HENDERSON, VANCE L &  BRENDA L 7832 N 173RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07832 173RD E AVE <b>Subdivision</b> FRIENDSHIP SQUARE <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1011 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26872010 -95.78257510																																																																																																																									
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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0402	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,313.00 x 2.64 = 119,716	
Factor Value		
Adjustments	1.0000	
Lot Value	119,716	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,828 / 3,224
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,828
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	686 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

Cost Approach		Manual : 01/2025	
Base Cost	95.46	Total Misc Impr	+ 19,238
Roofing Adj	+ 3.51	Garage Cost	+ 31,391
Subfloor Adj	+ -2.68	Total RCN	= 438,863
Heat/Cool Adj	+ 16.31	Depreciation ( 29%)	- 127,270
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 311,593
Adj Base Cost	= 120.42	Lot Value	+ 119,716
Total Area	x 3,224	Indicated Value	= 431,309
Adjusted Cost	= 388,234	Value Per SqFt	133.78

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	418,980 129.96 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	175,810 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	311,593
Lot Value	119,716
Indicated Value	431,309 133.78 Per SqFt
Agland Value	
Site Improvements	
Total Value	431,309 133.78 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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	53914	33x10		330	31.84		10,507
PRCH	SLAB PORCH - COVERED	53915	9x5		45	33.05		1,487



# Rogers

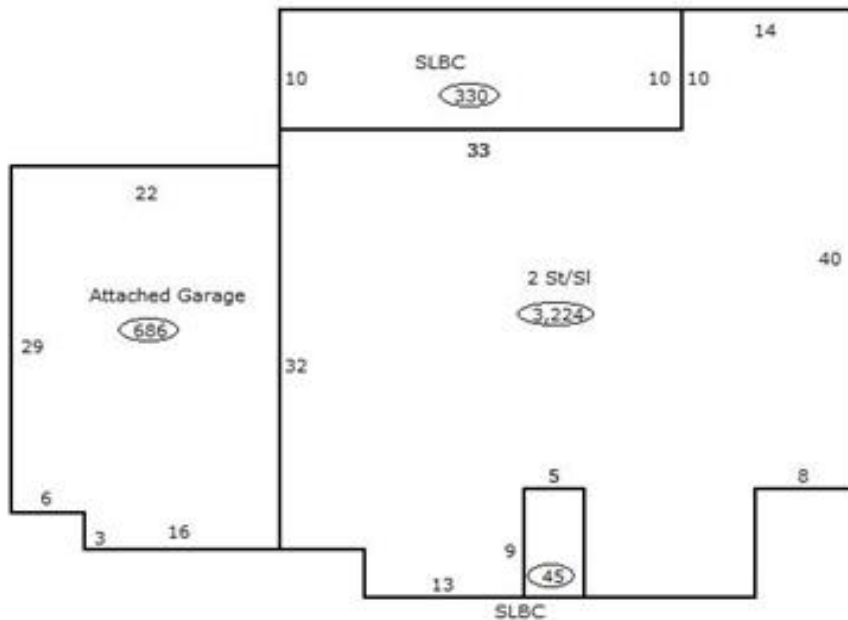
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### Sketch Image

660022108



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,828	1.764	3,224
2	G	1		13	Attached Garage	686	1.000	686
3	M	PRCH		13	SLBC	330	1.000	330
4	M	PRCH		13	SLBC	45	1.000	45
5	U	^UL		13	Upper Level (1)	1,396	1.000	1,396
<b>Total Building Area</b>						1,828		3,224