



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 21:44:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022109 <b>Parcel ID</b> 000000-00-0-00324-001-0003 <b>Cadastral ID</b> 26-21-14-05280 <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> 113604 SCHWARTZ, GERALD D JR & ELIZABETH J REVOC LIVING TRUST  7822 N 173RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07822 173RD E AVE <b>Subdivision</b> FRIENDSHIP SQUARE <b>Lot/Block</b> 0003 / 0001 Parcel Size 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: 36.26826553 -95.78271798																																																																																																																									
<b>Legal Description</b> LOT 3 BLOCK 1 FRIENDSHIP SQUARE					<b>Building Permits</b> <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1189	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,738.00 x 2.54 = 123,826	
Factor Value		
Adjustments	1.0000	
Lot Value	123,826	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,241 / 2,241
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,241
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	712 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

Cost Approach				Manual : 01/2025			
Base Cost	110.19	Total Misc Impr	+ 14,091				
Roofing Adj	+ 5.24	Garage Cost	+ 26,543				
Subfloor Adj	+ -3.40	Total RCN	= 346,486				
Heat/Cool Adj	+ 14.47	Depreciation ( 29%)	- 100,481				
Plumbing Adj	+ 9.98	Lump Sums	+ 1,377				
Basement Adj	+ 0.00	RCNLD	= 247,382				
Adj Base Cost	= 136.48	Lot Value	+ 123,826				
Total Area	x 2,241	Indicated Value	= 371,208				
Adjusted Cost	= 305,852	Value Per SqFt	165.64				

\\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	348,647	155.58	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	431,350		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,382		
Lot Value	123,826		
Indicated Value	371,208	165.64	Per SqFt
Agland Value			
Site Improvements	51,324		
Total Value	422,532	188.55	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	53919	10x8		80	29.27		2,342
PRCH	SLAB PORCH - COVERED	53920	18x4		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	53921	110		110	29.17		3,209
WODO	WOOD DECK - OPEN	53922	20x18		360	19.13	80%	1,377





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			3,000
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.44 x 3,000)	73,320	73,320	21,996	51,324