



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:09:01  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022110 <b>Parcel ID</b> 000000-00-0-00324-001-0004 <b>Cadastral ID</b> 26-21-14-05290 <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> 258691 THORNTON, SHAWN M & RHAEL CO-TRUSTEES THORNTON REVOCABLE TRUST 7816 N 173RD E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 07816 173RD E AVE <b>Subdivision</b> FRIENDSHIP SQUARE <b>Lot/Block</b> 0004 / 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> Lat/Long: 36.26787717 -95.78238537 LOT 4 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Date 04/16/2026  
Time 23:09:01  
Page 2

Lot Data		Square-Foot - NBHD 1011 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1357							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	49,472.00 x 2.52 = 124,706							
Factor Value								
Adjustments	1.0000							
Lot Value	124,706							
<b>Residential Data</b>				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			GRM Code				
Quality	3.5 - Average			Gross Rent 0.00				
Architecture				Indicated Value				
Style	100% One Story			<b>Multiple Regression</b>				
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test				
Base/Total Area	2,041 / 2,041			Adusted R 0.8445				
Style	100% One Story			Indicated Value 311,721 152.73 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	2,041			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 2				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 247,640 Per SqFt				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	450 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 218,831				
Year/Eff Age	1994 / 24			Lot Value 124,706				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 343,537 168.32 Per SqFt				
Base Cost	112.24	Total Misc Impr	+ 9,455	Agland Value				
Roofing Adj	+ 5.35	Garage Cost	+ 18,405	Site Improvements 54,990				
Subfloor Adj	+ -3.40	Total RCN	= 308,212	Total Value 398,527 195.26 Total Value Per SqFt				
Heat/Cool Adj	+ 14.47	Depreciation ( 29%)	- 89,381					
Plumbing Adj	+ 8.70	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 218,831					
Adj Base Cost	= 137.36	Lot Value	+ 124,706					
Total Area	x 2,041	Indicated Value	= 343,537					
Adjusted Cost	= 280,352	Value Per SqFt	168.32					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PATO	SLAB PORCH - OPEN	53925	10x5		50	12.93		647
PATO	SLAB PORCH - OPEN	53926	200		200	11.89		2,378



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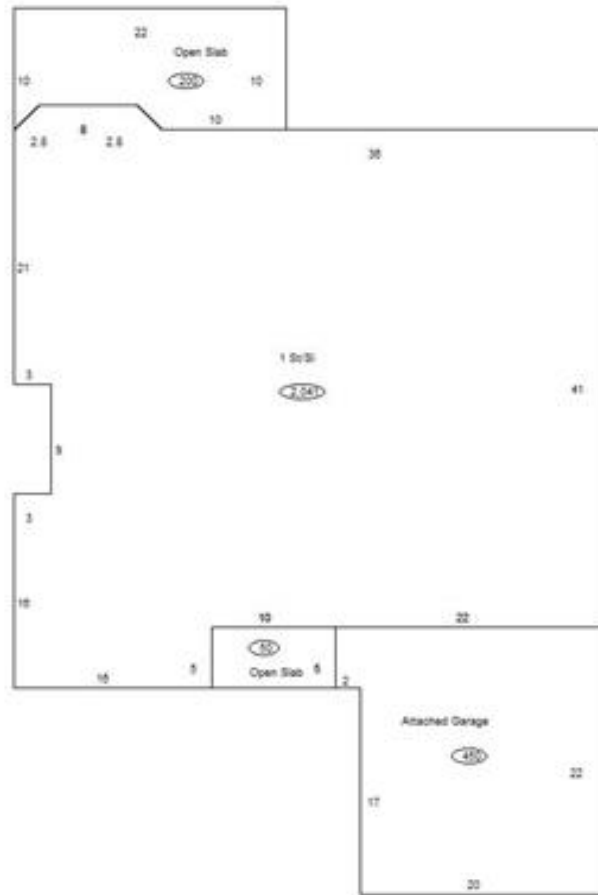
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 Page 3

Sketch Image

660022110



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,041	1.000	2,041
2	G	1		10	Attached Garage	450	1.000	450
3	M	PATO		10	Open Slab	50	1.000	50
4	M	PATO		10	Open Slab	200	1.000	200
<b>Total Building Area</b>						<b>2,041</b>		<b>2,041</b>



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Page 4

660022110

### 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 (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.44 x 3,000)	73,320	73,320	18,330	54,990