



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:44:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022112 <b>Parcel ID</b> 000000-00-0-00324-001-0006 <b>Cadastral ID</b> 26-21-14-05310 <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> 265971 REICH, JAMES B & JENNIFER W  7821 N 173RD E AVE OWASSO OK 74055-5849  <b>Parcel Location</b> <b>Situs</b> 07821 173RD EAST AVE <b>Subdivision</b> FRIENDSHIP SQUARE <b>Lot/Block</b> 0006 / 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: 36.26830386 -95.78124027																																																																																																																									
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Date 04/16/2026  
Time 21:44:48  
Page 2

Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.083	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,175.00 x 2.59 = 121,950	
Factor Value		
Adjustments	1.0000	
Lot Value	121,950	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,606 / 3,345
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,606
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	950 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

Cost Approach		Manual : 01/2025	
Base Cost	97.00	Total Misc Impr	+ 12,885
Roofing Adj	+ 4.50	Garage Cost	+ 43,149
Subfloor Adj	+ -3.56	Total RCN	= 463,388
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	- 106,579
Plumbing Adj	+ 7.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 356,809
Adj Base Cost	= 121.78	Lot Value	+ 121,950
Total Area	x 3,345	Indicated Value	= 478,759
Adjusted Cost	= 407,354	Value Per SqFt	143.13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	496,825 148.53 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	149,190 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	356,809
Lot Value	121,950
Indicated Value	478,759 143.13 Per SqFt
Agland Value	
Site Improvements	36,442
Total Value	515,201 154.02 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	53934		174	174	32.42	5,641





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Page 4

660022112

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual 4	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (37.96 x 1,200)		45,552	45,552	9,110		36,442