



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:44:49
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Assessment Data					Primary Image																																																																																																																				
Account 660022113 Parcel ID 000000-00-0-00324-001-0007 Cadastral ID 26-21-14-05320 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 323531 WOOD, JOHNATHAN & VALERIE 7853 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 07853 N 173RD E AVE Subdivision FRIENDSHIP SQUARE Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26873951 -95.78134446																																																																																																																									
Building Permits					<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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Lot Data		Square-Foot - NBHD 1011 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.0421				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	45,394.00 x 2.64 = 119,813				
Factor Value				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022	
Adjustments	1.0000			GRM Approach	
Lot Value	119,813			GRM Code	
Residential Data				Gross Rent 0.00	
Type	1 Single Family Residence			Indicated Value	
Condition	3 - Average			Multiple Regression	
Quality	3.5 - Average			MRA Code 1 Test	
Architecture				Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 350,421 130.22 Per SqFt	
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood			Direct Comparables	
Base/Total Area	1,661 / 2,691			Selection Model A Adam Test	
Style	100% 1 1/2 Story Finished			Adjustment Model 1 2022 Residential	
HVAC	100% Warmed & Cooled Air			Comparables 2	
Roof Cover	1 Composition Shingle			Indicated Value 418,850 Per SqFt	
Area on Slab	1,661			Value Reconciliation	
Fixture/RghIn	11 /			Selected Approach Cost Approach	
Bed/F/H Bath	3 / 2.0 /			Improvements 276,608	
Basement Area				Lot Value 119,813	
Garage Type	648 Attached Garage - Unfinished			Indicated Value 396,421 147.31 Per SqFt	
Remodel				Agland Value	
Year/Eff Age	1997 / 22			Site Improvements 16,671	
Cost Approach				Total Value 413,092 153.51 Total Value Per SqFt	
Manual : 01/2025					
Base Cost	97.52	Total Misc Impr	+ 26,818		
Roofing Adj	+ 3.45	Garage Cost	+ 24,488		
Subfloor Adj	+ -2.21	Total RCN	= 373,795		
Heat/Cool Adj	+ 14.47	Depreciation (26%)	- 97,187		
Plumbing Adj	+ 6.61	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 276,608		
Adj Base Cost	= 119.84	Lot Value	+ 119,813		
Total Area	x 2,691	Indicated Value	= 396,421		
Adjusted Cost	= 322,489	Value Per SqFt	147.31		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	53938	181		181	28.88	5,227
EPSW	ENCLOSED PORCH - SOLID WALL	53939	24x12		288	74.97	21,591



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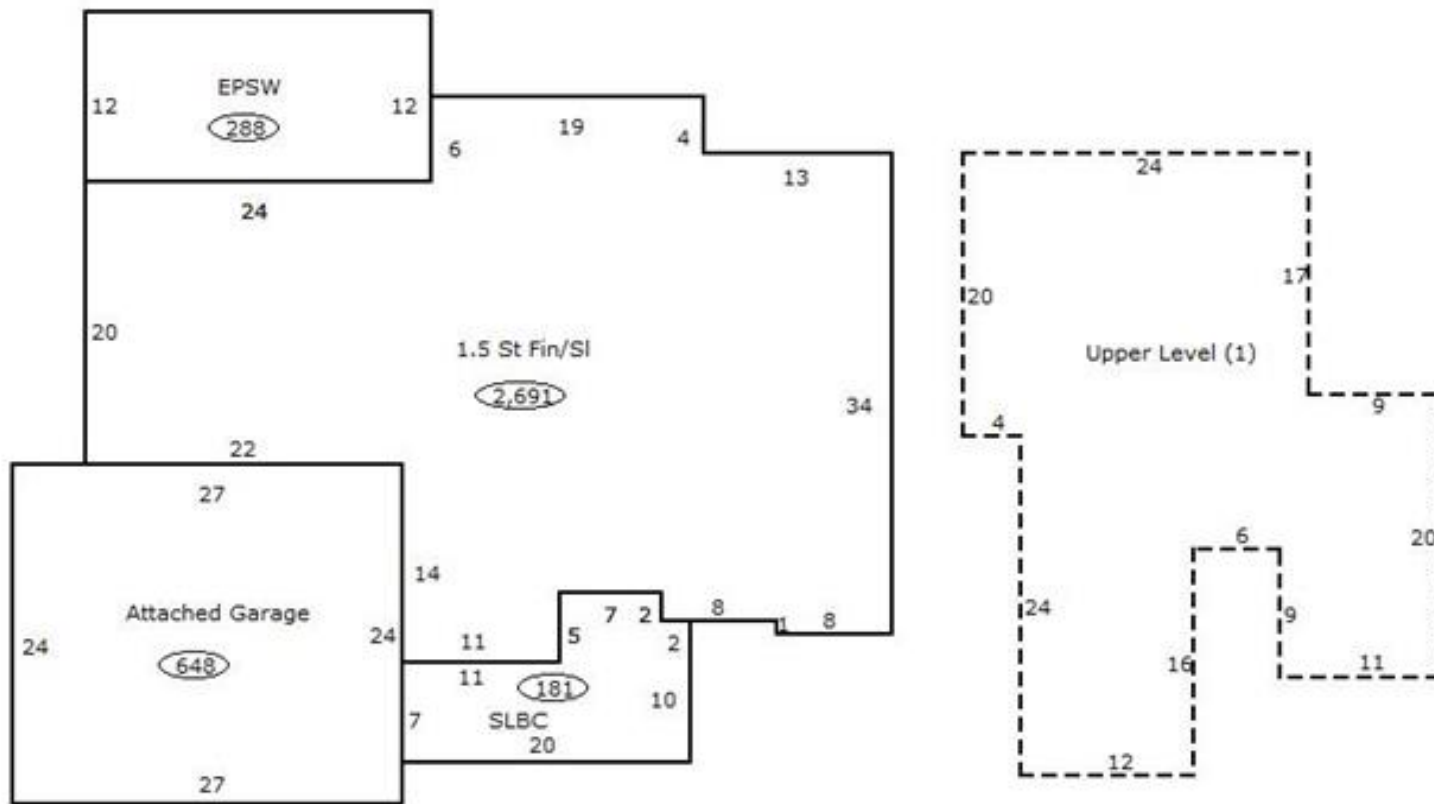
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,661	1.620	2,691
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	181	1.000	181
4	M	EPSW		13	EPSW	288	1.000	288
5	U	^UL		13	Upper Level (1)	1,030	1.000	1,030
Total Building Area						1,661		2,691



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 720)	19,613	19,613	2,942	16,671