



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:51
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Assessment Data					Primary Image																																																																																																																				
Account 660022114 Parcel ID 000000-00-0-00324-001-0008 Cadastral ID 26-21-14-05330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 263767 MORTON, CHARLES D & DOLORES M TRUSTEES 7879 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 07879 173RD E AVE Subdivision FRIENDSHIP SQUARE Lot/Block 0008 / 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: 36.26913550 -95.78133045																																																																																																																									
Legal Description LOT 8 BLOCK 1 FRIENDSHIP SQUARE					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></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	1.0511	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,787.00 x 2.63 = 120,284	
Factor Value		
Adjustments	1.0000	
Lot Value	120,284	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,457 / 2,656
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,457
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	630 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\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	
Adjusted R	0.8445		
Indicated Value	335,566	126.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	260,300		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	263,917		
Lot Value	120,284		
Indicated Value	384,201	144.65	Per SqFt
Agland Value			
Site Improvements	7,616		
Total Value	391,817	147.52	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.38	Total Misc Impr	+	20,994			
Roofing Adj	+ 3.15	Garage Cost	+	23,890			
Subfloor Adj	+ -2.03	Total RCN	=	366,552			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	102,635			
Plumbing Adj	+ 10.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	263,917			
Adj Base Cost	= 121.11	Lot Value	+	120,284			
Total Area	x 2,656	Indicated Value	=	384,201			
Adjusted Cost	= 321,668	Value Per SqFt		144.65			

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	53943		154	154	28.99		4,464
PRCH	SLAB PORCH - COVERED	53944		357	357	28.29		10,100



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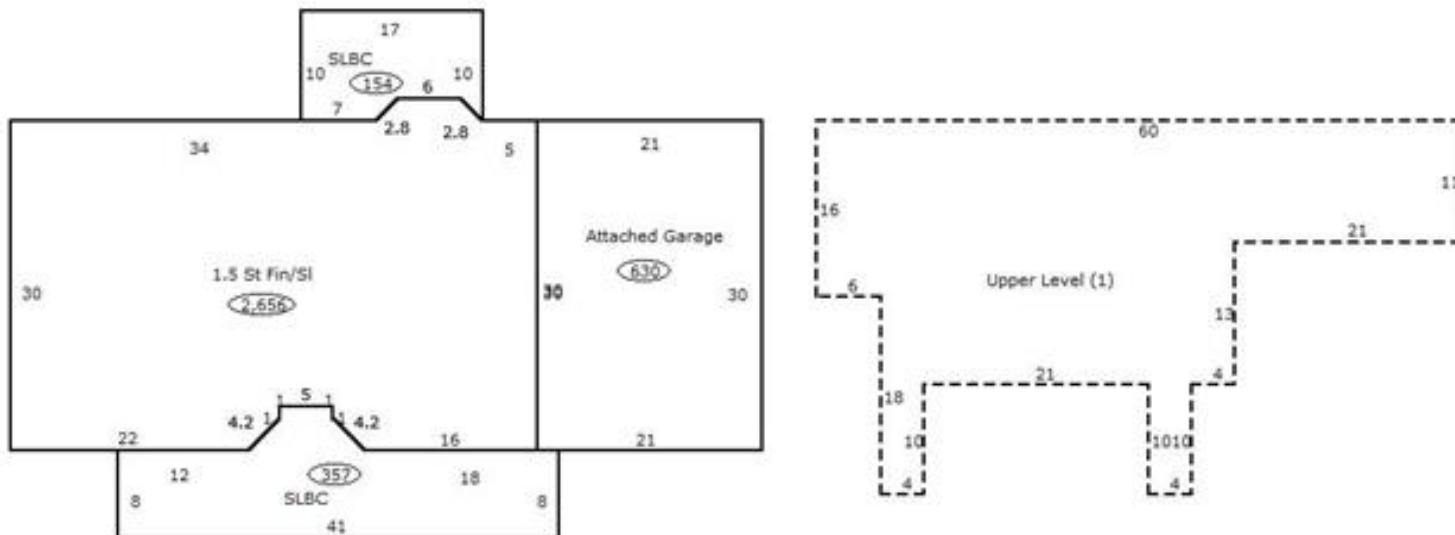
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Sketch Image

660022114



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/SI	1,457	1.823	2,656
2	G	1		13	Attached Garage	630	1.000	630
3	M	PRCH		13	SLBC	154	1.000	154
4	M	PRCH		13	SLBC	357	1.000	357
5	U	^UL		13	Upper Level (1)	1,199	1.000	1,199
Total Building Area						1,457		2,656



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			560
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (16.00 x 560)		8,960	8,960	1,344		7,616