



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022127 <b>Parcel ID</b> 000000-00-0-00390-001-0001 <b>Cadastral ID</b> 26-21-14-05460 <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> 269264 HARTMAN, CORNELIUS & MARY ANN  17400 E 79TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17400 79TH E AVE <b>Subdivision</b> HUFFORD ESTATES <b>Lot/Block</b> 0001 / 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> Lot/Long: 36.26914061 -95.78030989																																																																																																																									
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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0209 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,470.00 x 2.67 = 118,704 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 118,704		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	924 / 2,924
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	924
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,398 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1988 / 29



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	472,969	161.75	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	348,860		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	89.61	<b>Total Misc Impr</b>	+	48,316			
<b>Roofing Adj</b>	+ 2.04	<b>Garage Cost</b>	+	52,020			
<b>Subfloor Adj</b>	+ -1.32	<b>Total RCN</b>	=	429,111			
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 36%)</b>	-	154,480			
<b>Plumbing Adj</b>	+ 7.64	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	274,631			
<b>Adj Base Cost</b>	= 112.44	<b>Lot Value</b>	+	118,704			
<b>Total Area</b>	x 2,924	<b>Indicated Value</b>	=	393,335			
<b>Adjusted Cost</b>	= 328,775	<b>Value Per SqFt</b>		134.52			

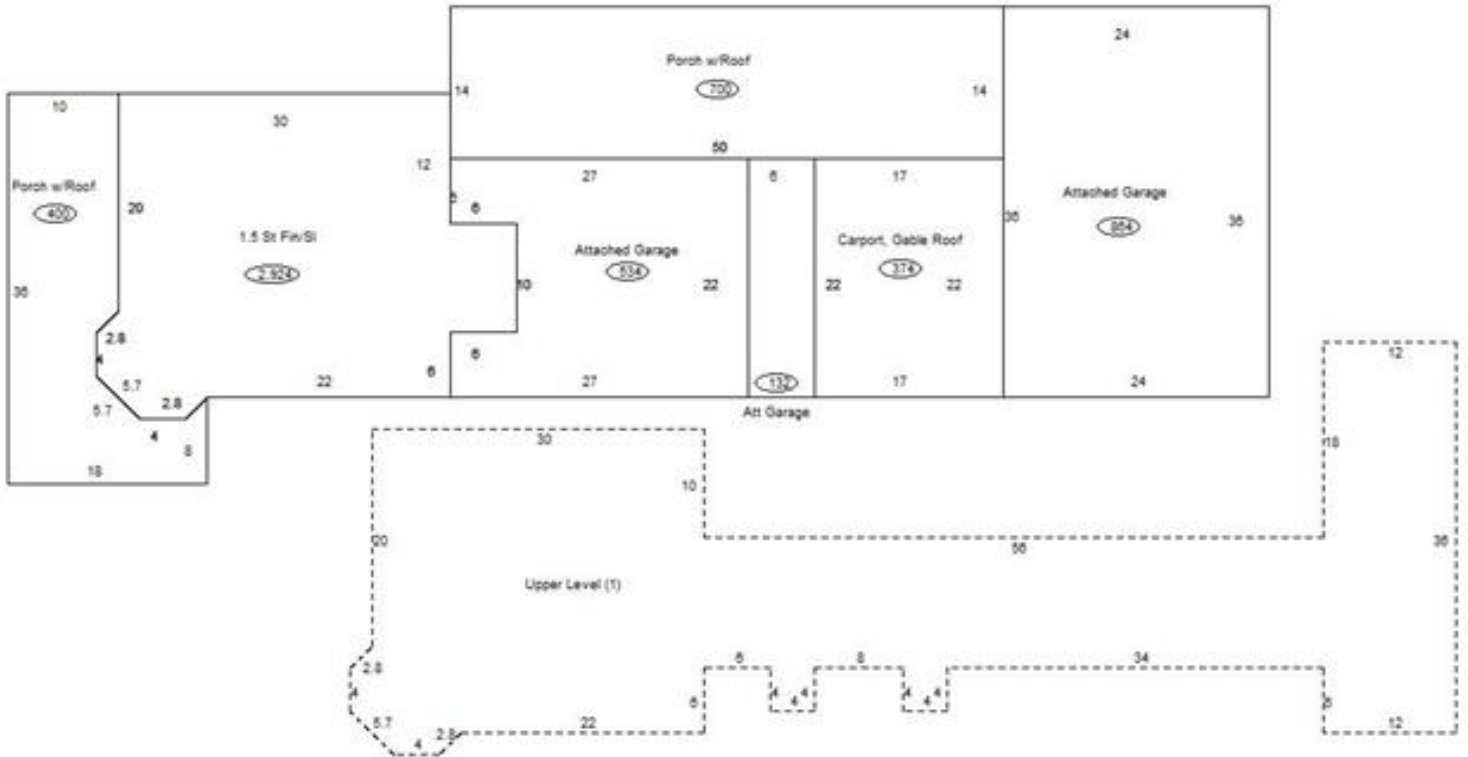
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	274,631		
<b>Lot Value</b>	118,704		
<b>Indicated Value</b>	393,335	134.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	62,217		
<b>Total Value</b>	455,552	155.80	Total Value Per SqFt

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	54021	400		400	28.15		11,260
PRCH	SLAB PORCH - COVERED	54022	50x14		700	27.42		19,194
GRAT	GARAGE - ATTACHED	54023	22x6		132	50.37		6,649
CPDT	CARPORT - DETACHED	54024	22x17		374	12.79		4,783



**Sketch Image**

660022127



**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	924	3.165	2,924
2	G	1		13	Attached Garage	534	1.000	534
3	M	PRCH		13	SLBC	400	1.000	400
4	M	PRCH		13	SLBC	700	1.000	700
5	M	GRAT		13	Att Gar	132	1.000	132
6	G	3		13	Carport, Gable Roof	374	1.000	374
7	G	1		13	Attached Garage	864	1.000	864
8	U	^UL		13	Upper Level (1)	2,000	1.000	2,000
<b>Total Building Area</b>						<b>924</b>		<b>2,924</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual 2	Cond	Year	2015	Eff Age	
	<b>Valuation Summary</b> Base Cost (31.84 x 1,200) 38,208		<b>Modifier Total</b> RCN 38,208	<b>Depr (3% Phys/ % Func)</b> 1,146	<b>RCNLD</b> 37,062	
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 4	Year		Eff Age	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b> RCN 30,000	<b>Depr (25% Phys/ % Func)</b> 7,500	<b>RCNLD</b> 22,500	
	GF	GAZEBO FAIR	12x12x0			1
	Qual 2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b> Base Cost (2,950.00 x 1) 2,950		<b>Modifier Total</b> RCN 2,950	<b>Depr (10% Phys/ % Func)</b> 295	<b>RCNLD</b> 2,655	