



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:12:13
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Assessment Data					Primary Image																																																																																																																				
Account 660022131 Parcel ID 000000-00-0-00390-001-0005 Cadastral ID 26-21-14-05500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329180 KENDALL, JEFFREY OLIN & VALERIE LYNN 7813 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07813 N 174TH E AVE Subdivision HUFFORD ESTATES Lot/Block 0005 / 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: 36.26788679 -95.77926856																																																																																																																									
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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1817	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,475.00 x 2.47 = 127,110	
Factor Value		
Adjustments	1.0000	
Lot Value	127,110	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	2,262 / 2,893
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,262
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	713 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach				Manual : 01/2025			
Base Cost	92.31	Total Misc Impr	+ 22,830				
Roofing Adj	+ 4.10	Garage Cost	+ 26,574				
Subfloor Adj	+ -2.66	Total RCN	= 387,914				
Heat/Cool Adj	+ 14.47	Depreciation (30%)	- 116,374				
Plumbing Adj	+ 8.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 271,540				
Adj Base Cost	= 117.01	Lot Value	+ 127,110				
Total Area	x 2,893	Indicated Value	= 398,650				
Adjusted Cost	= 338,510	Value Per SqFt	137.80				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	372,914	128.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	398,050		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	271,540		
Lot Value	127,110		
Indicated Value	398,650	137.80	Per SqFt
Agland Value			
Site Improvements	18,358		
Total Value	417,008	144.14	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
PATO	SLAB PORCH - OPEN	54044		1098	1,098	9.69		10,640
PRCH	SLAB PORCH - COVERED	54045		20x10	200	28.80		5,760



Rogers

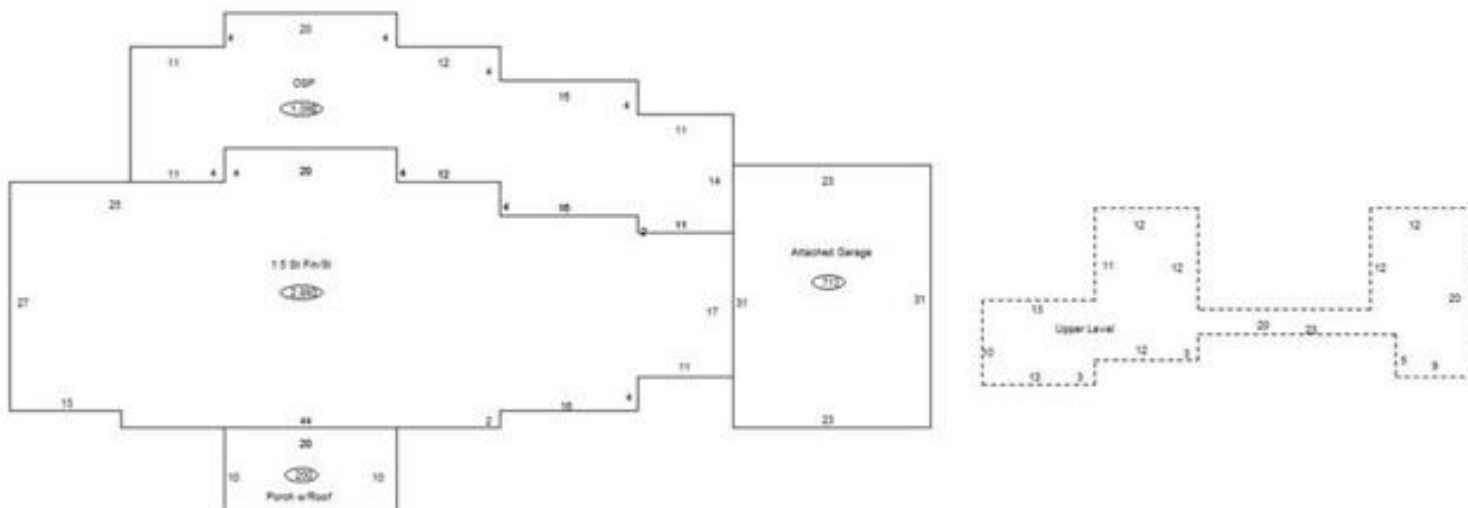
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Sketch Image

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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/SI	2,262	1.279	2,893
2	G	1		13	Attached Garage	713	1.000	713
3	M	PATO		13	Open Slab	1,098	1.000	1,098
4	M	PRCH		13	SLBC	200	1.000	200
5	U	^UL	Overhang	13	Upper Level	631	1.000	631
Total Building Area						2,262		2,893



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	GARAGE - DETACHED	0x0x0	Concrete	Composition Shingle	748		
	Qual	3	Cond	3	Year	1995	Eff Age	23
	Min Finish Area Over Garage	Area	748	Fixture Count		5,850		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD	
Base Cost (27.24 x 748)		20,376	5,850	26,226	7,868	18,358		