



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660022134 Parcel ID 000000-00-0-00390-001-0008 Cadastral ID 26-21-14-05530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 213384 WESTLUND, MERRICK J 7877 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07877 N 174TH E AVE Subdivision HUFFORD ESTATES 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					<p style="text-align: right; color: orange;">08/08/2022 11:02</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022</p>														
Legal Description Lat/Long: 36.26912806 -95.77907918																			
LOT 8 BLOCK 1 HUFFORD ESTATES					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	875/825	SELLER	02/28/1992	96,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0		Land Value 118,985	76,902	11%	8,459	Assessed	20,197	1,978.50										
Year Frozen	2021		Improvements 165,098	106,705		11,738	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 284,083	183,607		20,197	Total Taxable	19,197	1,881.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022134	WESTLUND, MERRICK J			3	276,727	1000	19,197	1,881.00										
2024	2024-660022134	WESTLUND, MERRICK J			3	305,075	1000	19,197	1,844.00										
2023	2023-660022134	WESTLUND, MERRICK J			3	183,607	1000	19,197	1,799.00										
2022	2022-660022134	WESTLUND, MERRICK J &			3	183,507	1000	19,186	1,880.00										
2021	2021-660022134	WESTLUND, MERRICK J &			3	195,626	1000	20,519	1,985.00										
2020	2020-660022134	WESTLUND, MERRICK J &			3	194,498	1000	20,011	1,933.00										
2019	2019-660022134	WESTLUND, MERRICK J &			3	185,444	1000	19,399	1,875.00										
2018	2018-660022134	WESTLUND, MERRICK J &			3	192,254	1000	20,148	1,875.00										
2017	2017-660022134	WESTLUND, MERRICK J &			3	190,769	1000	19,985	1,880.00										
2016	2016-660022134	WESTLUND, MERRICK J &			3	185,922	1000	19,451	1,831.00										
2015	2015-660022134	WESTLUND, MERRICK J &			3	181,789	1000	18,862	1,789.00										
2014	2014-660022134	WESTLUND, MERRICK J &			3	184,854	1000	18,284	1,750.00										
2013	2013-660022134	WESTLUND, MERRICK J &			3	174,566	1000	17,722	1,660.00										



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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0263 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,704.00 x 2.66 = 118,985 Factor Value Adjustments 1.0000 Lot Value 118,985		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	886 / 1,772
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	886
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	241,927 136.53 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	233,180 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.01	Total Misc Impr	+ 12,578
Roofing Adj	+ 3.26	Garage Cost	+ 23,426
Subfloor Adj	+ -2.10	Total RCN	= 257,965
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 92,867
Plumbing Adj	+ 12.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 165,098
Adj Base Cost	= 125.26	Lot Value	+ 118,985
Total Area	x 1,772	Indicated Value	= 284,083
Adjusted Cost	= 221,961	Value Per SqFt	160.32

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	165,098
Lot Value	118,985
Indicated Value	284,083 160.32 Per SqFt
Agland Value	
Site Improvements	
Total Value	284,083 160.32 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	54058		144	144	29.03	4,180
PATO	SLAB PORCH - OPEN	54061	16x10		160	12.30	1,968



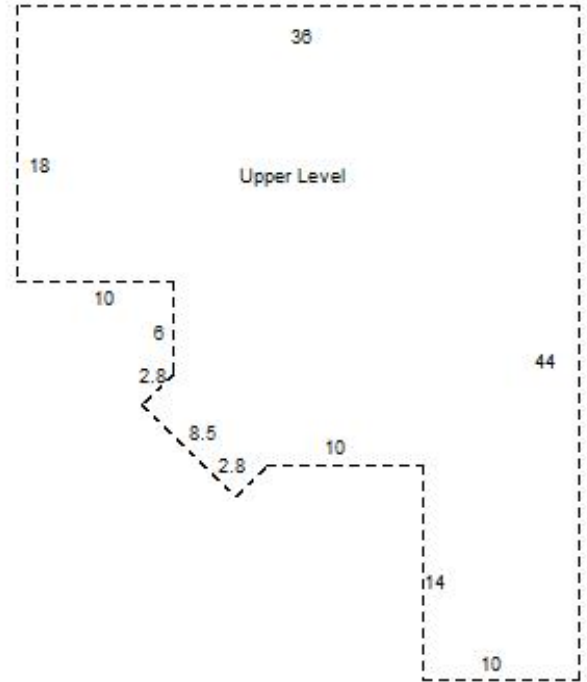
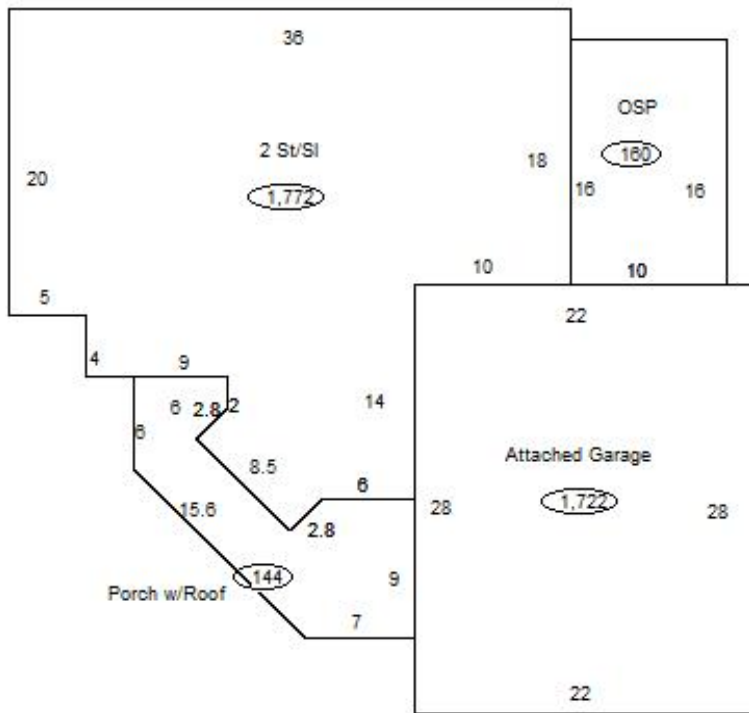
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	616	1.000	616
2	M	PRCH		13	SLBC	144	1.000	144
3	U	^UL	Overhang	13	Upper Level	1,106	1.000	1,106
4	R	2	Slab	13	2 St/Sl	886	2.000	1,772
5	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						886		1,772



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x10x0			100
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 100)		468		468		468