



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:34:14  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022139 <b>Parcel ID</b> 000000-00-0-00834-001-0005 <b>Cadastral ID</b> 26-21-14-05580 <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> 269008 KESSLER, DAVID J & TERESA LYNN TRUSTEES KESSLER JOINT REVOC TRUST 8506 N 175TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08506 N 175TH E AVE <b>Subdivision</b> TURTLE CREEK AMENDED <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27653757 -95.77989862 LOT 5 BLOCK 1 TURTLECREEK					<b>Building Permits</b> <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 1212 #1		Primary Image					
Lot Size									
Lot Count	1								
Units Buildable	1								
Non-Ag Acres	1.0172								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY								
Method	Square-Foot								
Base Lot Value	44,309.00 x 2.67 = 118,398				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022				
Factor Value					<b>GRM Approach</b>				
Adjustments	1.0000				GRM Code				
Lot Value	118,398				Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value					
Type	1 Single Family Residence				<b>Multiple Regression</b>				
Condition	3 - Average				MRA Code 1 Test				
Quality	4 - Good				Adusted R 0.8445				
Architecture					Indicated Value 450,831 141.50 Per SqFt				
Style	100% 1 1/2 Story Finished				<b>Direct Comparables</b>				
Exterior Wall	100% Veneer, Masonry				Selection Model A Adam Test				
Base/Total Area	2,496 / 3,186				Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished				Comparables 1				
HVAC	100% Warmed & Cooled Air				Indicated Value 93,570 Per SqFt				
Roof Cover	1 Composition Shingle				<b>Value Reconciliation</b>				
Area on Slab	2,496				Selected Approach Cost Approach				
Fixture/RghIn	16 /				Improvements 322,417				
Bed/F/H Bath	5 / 3.5 /				Lot Value 118,398				
Basement Area					Indicated Value 440,815 138.36 Per SqFt				
Garage Type	625 Attached Garage - Unfinished				Agland Value				
Remodel					Site Improvements 38,719				
Year/Eff Age	1996 / 23				Total Value 479,534 150.51 Total Value Per SqFt				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>					
Base Cost	101.20	Total Misc Impr	+	12,782					
Roofing Adj	+ 4.55	Garage Cost	+	28,963					
Subfloor Adj	+ -3.60	Total RCN	=	447,801					
Heat/Cool Adj	+ 16.31	Depreciation ( 28%)	-	125,384					
Plumbing Adj	+ 8.99	Lump Sums	+	0					
Basement Adj	+ 0.00	RCNLD	=	322,417					
Adj Base Cost	= 127.45	Lot Value	+	118,398					
Total Area	x 3,186	Indicated Value	=	440,815					
Adjusted Cost	= 406,056	Value Per SqFt		138.36					
<b>Miscellaneous Improvements</b>									
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244	
PRCH	SLAB PORCH - COVERED	54087		49	49	33.04		1,619	
PRCH	SLAB PORCH - COVERED	54088		7x3	21	33.13		696	
PRCH	SLAB PORCH - COVERED	54089		14x7	98	32.89		3,223	



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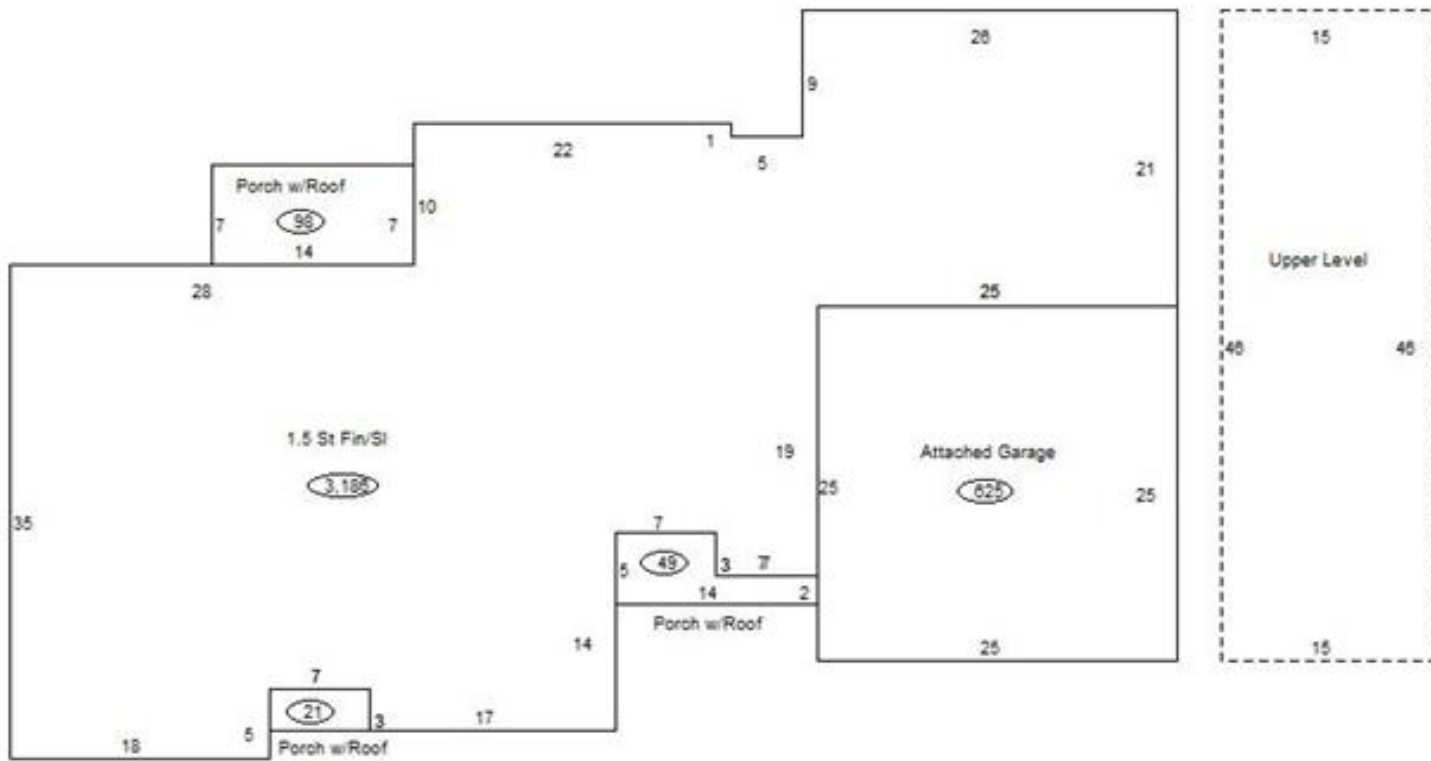
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### Sketch Image

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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/SI	2,496	1.276	3,186
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PRCH		13	SLBC	21	1.000	21
5	M	PRCH		13	SLBC	98	1.000	98
6	U	^UL	Overhang	13	Upper Level	690	1.000	690
<b>Total Building Area</b>						<b>2,496</b>		<b>3,186</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual 4	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (37.96 x 1,200)	45,552	45,552	6,833	38,719