



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:45:18
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Assessment Data					Primary Image																																																																																																																				
Account 660022140 Parcel ID 000000-00-0-00834-001-0006 Cadastral ID 26-21-14-05590 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 235784 HALLMAN, RONALD D & JANA L TRUSTEES DJH PROTECTION TRUST 17427 E 84TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 17427 E 84TH ST Subdivision TURTLE CREEK AMENDED Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27608916 -95.77976306					Building Permits																																																																																																																				
LOT 6 BLOCK 1 TURTLECREEK					<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 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0507		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,768.00 x 2.62 = 119,930		
Factor Value			
Adjustments	1.0000		
Lot Value	119,930		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,601 / 2,422
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,601
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	365,059 150.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	408,050 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	231,884
Lot Value	119,930
Indicated Value	351,814 145.26 Per SqFt
Agland Value	
Site Improvements	41,946
Total Value	393,760 162.58 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	96.09	Total Misc Impr	+	15,650
Roofing Adj	+ 3.64	Garage Cost	+	32,149
Subfloor Adj	+ -2.37	Total RCN	=	341,006
Heat/Cool Adj	+ 14.47	Depreciation (32%)	-	109,122
Plumbing Adj	+ 9.23	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	231,884
Adj Base Cost	= 121.06	Lot Value	+	119,930
Total Area	x 2,422	Indicated Value	=	351,814
Adjusted Cost	= 293,207	Value Per SqFt		145.26

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER-IG BY PATIO*NEIGHBORS USE	0		1 2012	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	54093	22x11		242	28.66		6,936
PRCH	SLAB PORCH - COVERED	54095	13x6		78	29.28		2,284
SHLT	STORM SHELTER-IN GARAGE 8X6 \$6800			1 2025	1	0.00		



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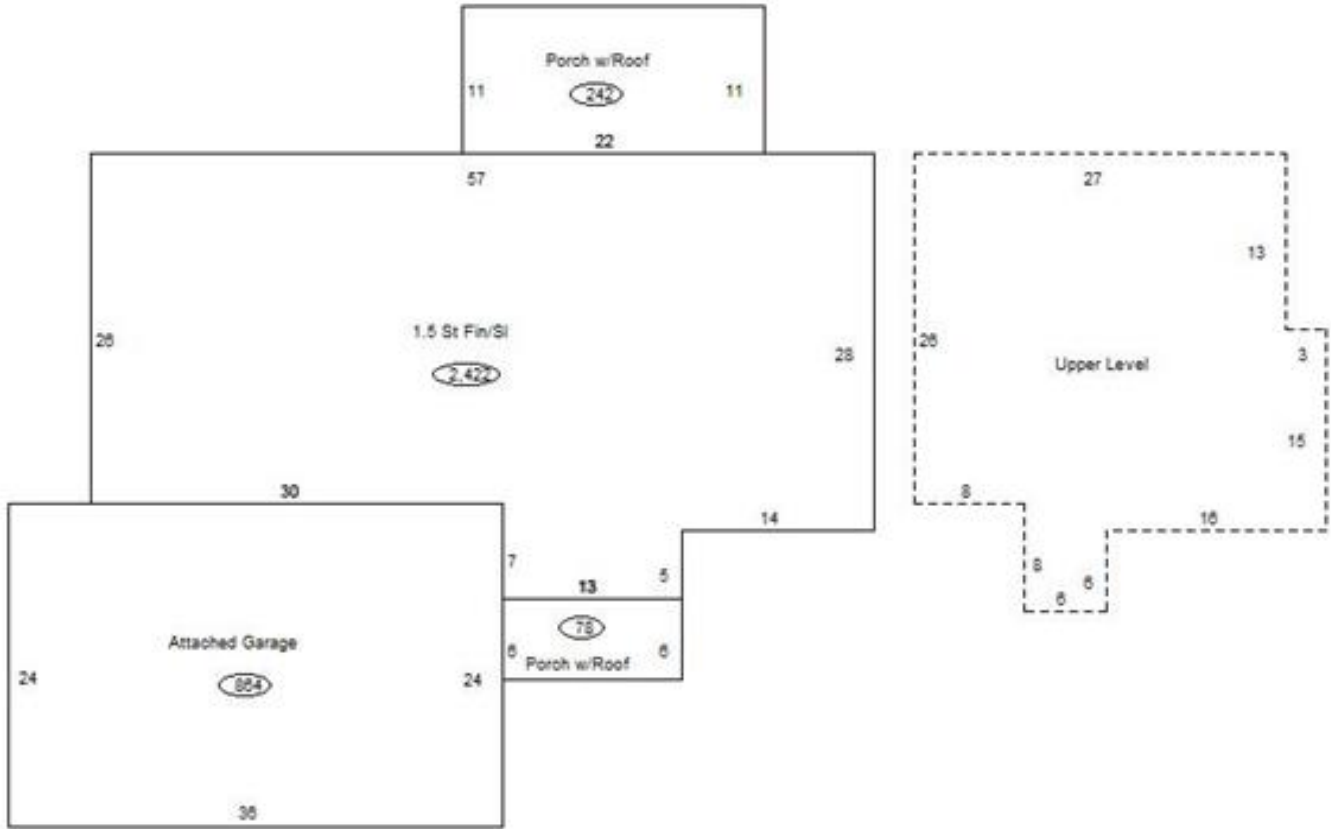
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Sketch Image

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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/Sl	1,601	1.513	2,422
2	G	1		13	Attached Garage	864	1.000	864
3	M	PRCH		13	SLBC	242	1.000	242
4	U	^UL	Overhang	13	Upper Level	821	1.000	821
5	M	PRCH		13	SLBC	78	1.000	78
Total Building Area						1,601		2,422



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,600
	Qual 4	Cond 3	Year 2010	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (32.77 x 1,600)	52,432	52,432	10,486	41,946