



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:45:20  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022142 <b>Parcel ID</b> 000000-00-0-00834-001-0008 <b>Cadastral ID</b> 26-21-14-05610 <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> 310439 DEAN, JIMMY R & KIRSTEN D  17400 E 84TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17400 E 84TH ST N <b>Subdivision</b> TURTLE CREEK AMENDED <b>Lot/Block</b> 0008 / 0001 Parcel Size 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: 36.27525991 -95.78054639 LOT 8 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>R23 053</td> <td>R24 NEW POOL</td> <td>07/2023</td> <td>12/2023</td> <td>70,000</td> </tr> <tr> <td>R19 000137</td> <td>R20- NEW 24X36 DTCH ACC BLDG</td> <td>04/2019</td> <td>08/2019</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 053	R24 NEW POOL	07/2023	12/2023	70,000	R19 000137	R20- NEW 24X36 DTCH ACC BLDG	04/2019	08/2019	30,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1282 <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> 49,145.00 x 2.51 = 123,476 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 123,476		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	5 - Very Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,582 / 2,582
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,582
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	864 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 11

\\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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	403,510	156.28	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	108.22	<b>Total Misc Impr</b>	+	5,693	
<b>Roofing Adj</b>	+ 5.14	<b>Garage Cost</b>	+	32,149	
<b>Subfloor Adj</b>	+ -3.36	<b>Total RCN</b>	=	376,988	
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 11%)</b>	-	41,469	
<b>Plumbing Adj</b>	+ 6.88	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	335,519	
<b>Adj Base Cost</b>	= 131.35	<b>Lot Value</b>	+	123,476	
<b>Total Area</b>	x 2,582	<b>Indicated Value</b>	=	458,995	
<b>Adjusted Cost</b>	= 339,146	<b>Value Per SqFt</b>		177.77	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	335,519		
<b>Lot Value</b>	123,476		
<b>Indicated Value</b>	458,995	177.77	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	54,857		
<b>Total Value</b>	513,852	199.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54103	9x4		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	54104	20x8		160	28.96		4,634



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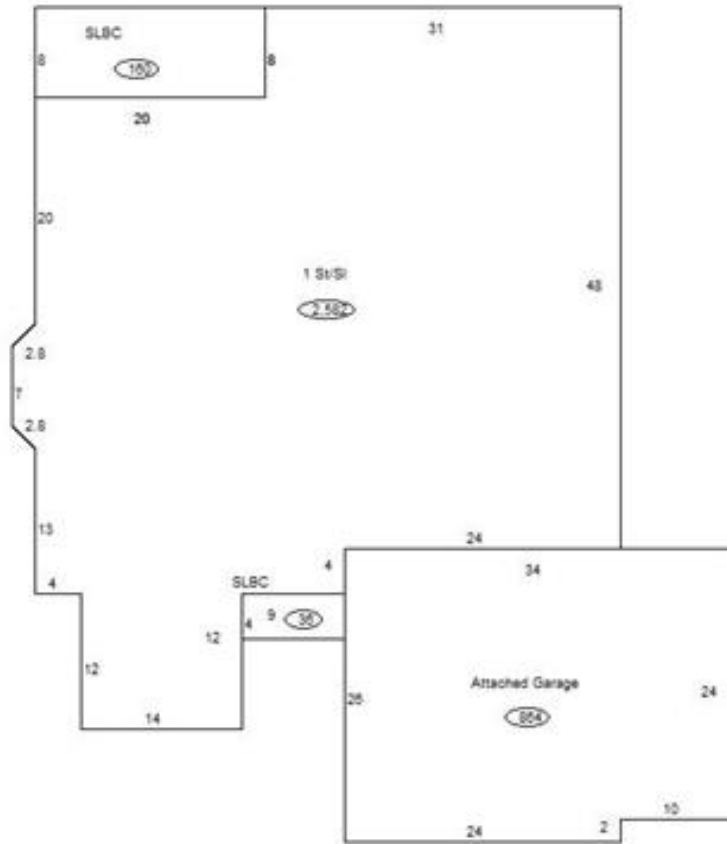
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,582	1.000	2,582
2	G	1		13	Attached Garage	864	1.000	864
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	160	1.000	160
<b>Total Building Area</b>						<b>2,582</b>		<b>2,582</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2023	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30,000.00 x 1)		30,000		30,000	3,000	27,000
	UTIL	SHOP BUILDING	36x24x0			864	
	Qual	3	Cond 3	Year 2019	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (34.24 x 864)		29,583		29,583	2,662	26,921
	STF	STG FAIR	10x20x0			200	
	Qual	2	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 200)		936		936		936