



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:45:32  
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Assessment Data					Primary Image									
Account	660022158													
Parcel ID	000000-00-0-00834-002-0001													
Cadastral ID	26-21-14-05770													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	254638													
CONDREN, GLEN P &														
SHEILA A														
8557 N 175TH E AVE														
OWASSO OK 74055-0000														
Parcel Location														
Situs	08557 N 175TH E AVE													
Subdivision	TURTLE CREEK AMENDED													
Lot/Block	0001 / 0002	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: 36.27821782 -95.77908617														
LOT 1 BLOCK 2 TURTLECREEK														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1257/723	BRITTON HOMES, LLC	10/26/2000	179,500	Yes										
1230/87	TRECO SALES INC	05/26/2000	22,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2001	Land Value	121,585	52,998	11%	5,830	Assessed	29,937						
Year Frozen	0	Improvements	219,159	219,159		24,107	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	340,744	272,157		29,937	Total Taxable	28,937						
-98.00														
2,835.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660022158	CONDREN, GLEN P &	3	337,332	1000	28,065	2,749.00							
2024	2024-660022158	CONDREN, GLEN P &	3	390,736	1000	27,218	2,615.00							
2023	2023-660022158	CONDREN, GLEN P &	3	260,597	1000	26,397	2,474.00							
2022	2022-660022158	CONDREN, GLEN P &	3	248,490	1000	25,599	2,508.00							
2021	2021-660022158	CONDREN, GLEN P &	3	234,767	1000	24,824	2,401.00							
2020	2020-660022158	CONDREN, GLEN P &	3	231,043	1000	24,162	2,334.00							
2019	2019-660022158	CONDREN, GLEN P &	3	222,080	1000	23,429	2,265.00							
2018	2018-660022158	CONDREN, GLEN P &	3	227,815	1000	24,060	2,240.00							
2017	2017-660022158	CONDREN, GLEN P &	3	225,947	1000	23,854	2,244.00							
2016	2016-660022158	CONDREN, GLEN P &	3	220,414	1000	23,246	2,189.00							
2015	2015-660022158	CONDREN, GLEN P &	3	214,394	1000	22,583	2,142.00							
2014	2014-660022158	CONDREN, GLEN P &	3	216,058	1000	21,990	2,105.00							
2013	2013-660022158	CONDREN, GLEN P &	3	203,760	1000	21,320	1,997.00							



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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> 1.0869 <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> 47,344.00 x 2.57 = 121,585 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 121,585		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	1,928 / 1,928
<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>	1,928
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 19

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	245,236	127.20	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	65,040		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.85	<b>Total Misc Impr</b>	+ 13,854				
<b>Roofing Adj</b>	+ 4.74	<b>Garage Cost</b>	+ 18,330				
<b>Subfloor Adj</b>	+ -2.23	<b>Total RCN</b>	= 280,973				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 22%)</b>	- 61,814				
<b>Plumbing Adj</b>	+ 8.04	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 219,159				
<b>Adj Base Cost</b>	= 129.04	<b>Lot Value</b>	+ 121,585				
<b>Total Area</b>	x 1,928	<b>Indicated Value</b>	= 340,744				
<b>Adjusted Cost</b>	= 248,789	<b>Value Per SqFt</b>	176.73				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	219,159		
<b>Lot Value</b>	121,585		
<b>Indicated Value</b>	340,744	176.73	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	340,744	176.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54177	19x6		114	26.57		3,029
PRCH	SLAB PORCH - COVERED	54178	318		318	25.93		8,246
PATO	SLAB PORCH - OPEN	54179	28x10		280	9.21		2,579

