



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022160 Parcel ID 000000-00-0-00834-002-0003 Cadastral ID 26-21-14-05790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343214 PRINCE FAMILY TRUST KOSTA & DEBBRA PRINCE TRUSTEES 8519 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08519 N 175TH E AVE Subdivision TURTLE CREEK AMENDED Lot/Block 0003 / 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: 36.27736466 -95.77901626 LOT 3 BLOCK 2 TURTLE CREEK										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>R2014 03 31</td> <td>R15-NEW 1200 SQ FT DETACH GARAC</td> <td>03/2014</td> <td>08/2014</td> <td>24,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 03 31	R15-NEW 1200 SQ FT DETACH GARAC	03/2014	08/2014	24,000																																																																																																	
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0631	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,307.00 x 2.60 = 120,496	
Factor Value		
Adjustments	1.0000	
Lot Value	120,496	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,677 / 2,677
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,677
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	818 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	393,084 146.84 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	484,100 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.90	Total Misc Impr	+ 51,048	Roofing Adj	+ 5.75	Garage Cost	+ 37,154
Subfloor Adj	+ -4.49	Total RCN	= 452,140	Heat/Cool Adj	+ 16.31	Depreciation (32%)	- 144,685
Plumbing Adj	+ 7.48	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 307,455
Adj Base Cost	= 135.95	Lot Value	+ 120,496	Total Area	x 2,677	Indicated Value	= 427,951
		Value Per SqFt	159.86	Adjusted Cost	= 363,938		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	307,455		
Lot Value	120,496		
Indicated Value	427,951	159.86	Per SqFt
Agland Value			
Site Improvements	18,240		
Total Value	446,191	166.68	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	54187		7x6	42	33.06		1,389
EPSW	ENCLOSED PORCH - SOLID WALL	54188		516	516	82.20		42,415



Rogers

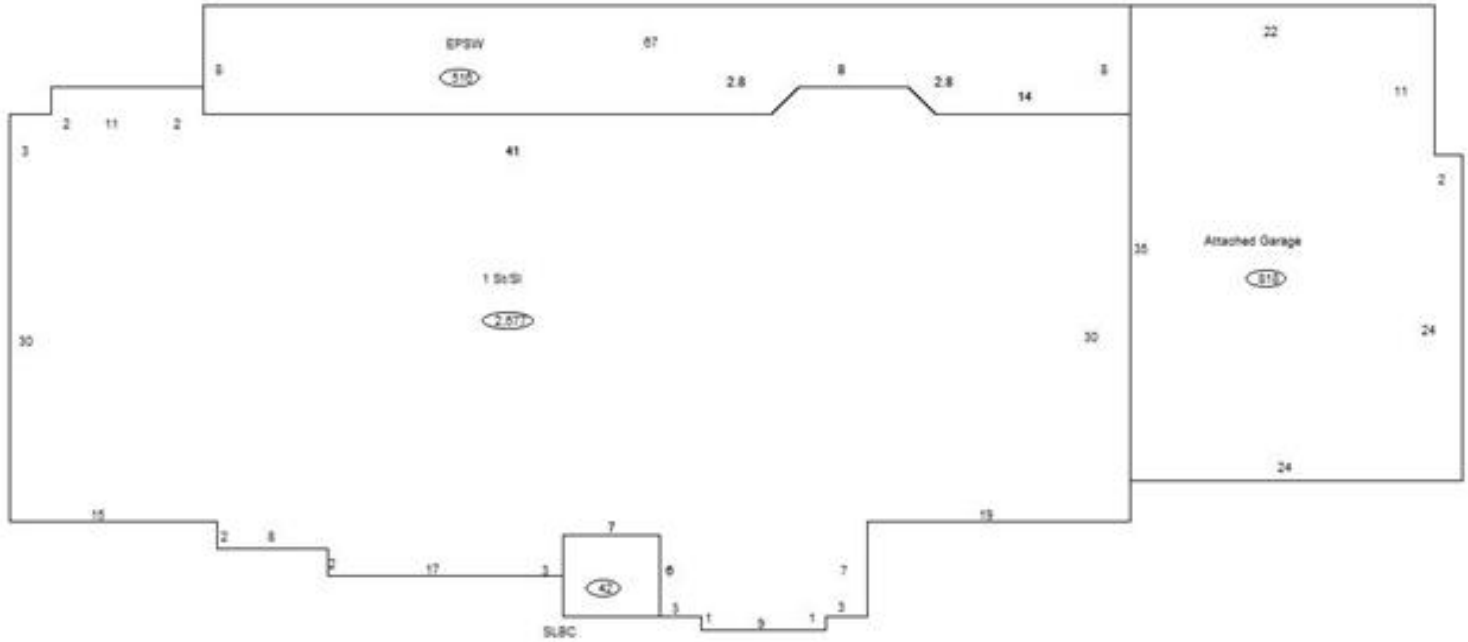
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,677	1.000	2,677
2	G	1		10	Attached Garage	818	1.000	818
3	M	PRCH		10	SLBC	42	1.000	42
4	M	EPSW		10	EPSW	516	1.000	516
Total Building Area						2,677		2,677



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	40x30x0			1,200
	Qual 2	Cond 3	Year 2014	Eff Age 9		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,200)	19,200	19,200	960	18,240