



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 660022161 Parcel ID 000000-00-0-00834-002-0004 Cadastral ID 26-21-14-05800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 263586 RUSTAN, GALEN D CARMA B 8507 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08507 N 175TH E AVE Subdivision TURTLE CREEK AMENDED Lot/Block 0004 / 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: 36.27693879 -95.77892268 LOT 4 BLOCK 2 TURTLECREEK																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0684 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,541.00 x 2.59 = 120,742 Factor Value Adjustments 1.0000 Lot Value 120,742		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,563 / 3,725
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,563
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 544,883 146.28 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	102.22	Total Misc Impr	+ 25,233				
Roofing Adj	+ 4.25	Garage Cost	+ 30,869				
Subfloor Adj	+ -3.15	Total RCN	= 538,043				
Heat/Cool Adj	+ 17.38	Depreciation (28%)	- 150,652				
Plumbing Adj	+ 8.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 387,391				
Adj Base Cost	= 129.38	Lot Value	+ 120,742				
Total Area	x 3,725	Indicated Value	= 508,133				
Adjusted Cost	= 481,941	Value Per SqFt	136.41				

Value Reconciliation
Selected Approach Cost Approach Improvements 387,391 Lot Value 120,742 Indicated Value 508,133 136.41 Per SqFt Agland Value Site Improvements 34,164 Total Value 542,297 145.58 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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	54191		67	67	36.43		2,441
PRCH	SLAB PORCH - COVERED	54192		6x4	24	36.60		878
EPSW	ENCLOSED PORCH - SOLID WALL	54193		15x10	150	94.62		14,193



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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		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 1,200)	45,552	45,552	11,388	34,164