



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:26:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022169 Parcel ID 000000-00-0-00834-003-0001 Cadastral ID 26-21-14-05880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344674 MCLAUGHLIN, BRENT & ALLISON 8425 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08425 N 175TH E AVE Subdivision TURTLE CREEK AMENDED Lot/Block 0001 / 0003 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: 36.27618520 -95.77883070																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0289 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,820.00 x 2.65 = 118,935 Factor Value Adjustments 1.3414 Lot Value 159,544		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,451 / 3,003
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,451
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	390,749	130.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	158,890		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	304,410		
Lot Value	159,544		
Indicated Value	463,954	154.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	463,954	154.50	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.39	Total Misc Impr	+ 19,169				
Roofing Adj	+ 4.76	Garage Cost	+ 27,948				
Subfloor Adj	+ -3.76	Total RCN	= 422,792				
Heat/Cool Adj	+ 16.31	Depreciation (28%)	- 118,382				
Plumbing Adj	+ 8.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 304,410				
Adj Base Cost	= 125.10	Lot Value	+ 159,544				
Total Area	x 3,003	Indicated Value	= 463,954				
Adjusted Cost	= 375,675	Value Per SqFt	154.50				

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	54233		60	60	33.00		1,980
PRCH	SLAB PORCH - COVERED	54234		186	186	32.34		6,015
PRCH	SLAB PORCH - COVERED	54235		15x8	120	32.75		3,930



Rogers

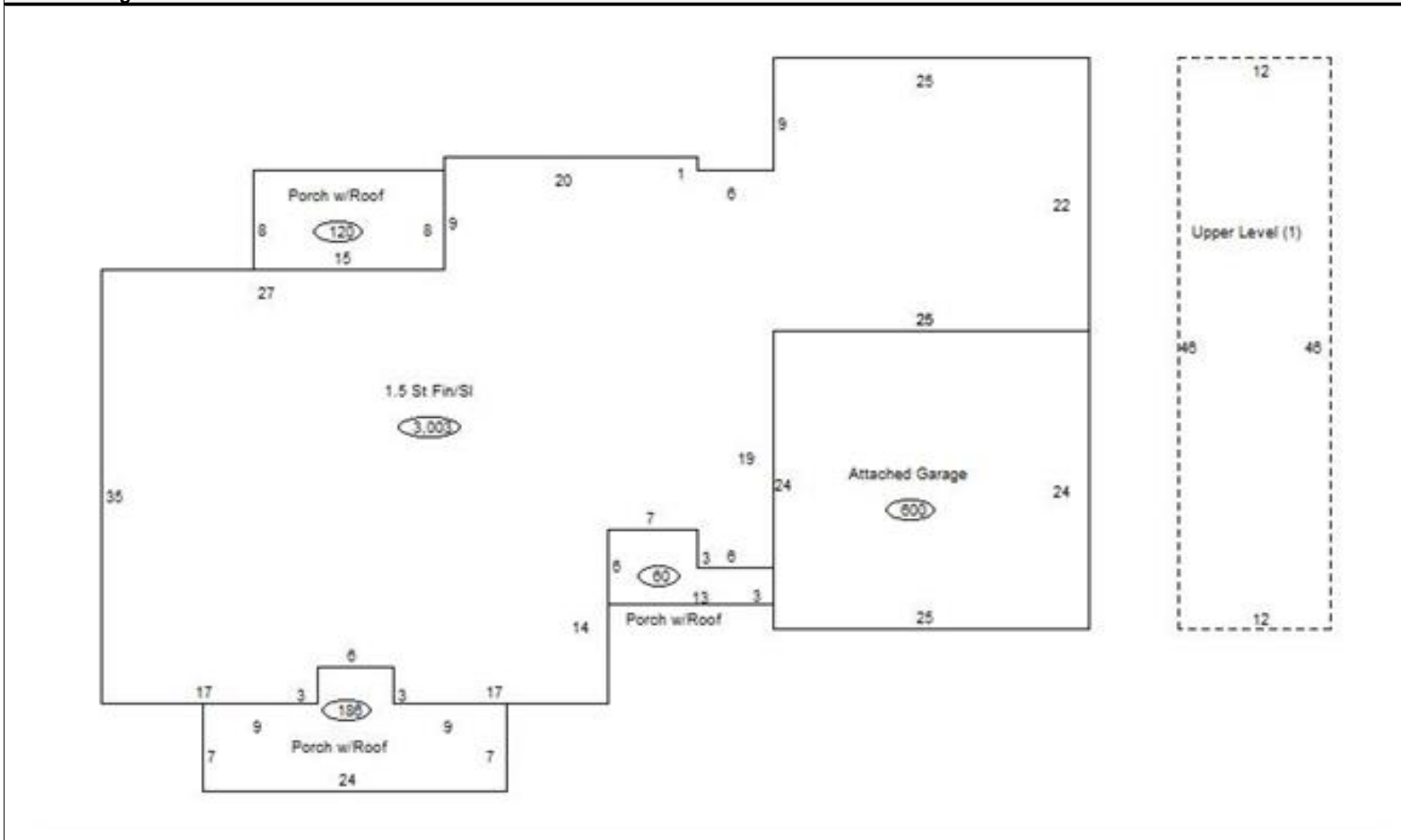
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Sketch Image

660022169



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	2,451	1.225	3,003
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	186	1.000	186
5	M	PRCH		13	SLBC	120	1.000	120
6	U	^UL		13	Upper Level (1)	552	1.000	552
Total Building Area						2,451		3,003