



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 660022170 Parcel ID 000000-00-0-00834-003-0002 Cadastral ID 26-21-14-05890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 271450 STIPES, DOUGLAS W & DANA I TRUSTEES 8428 N 176TH EAST AVE OWASSO OK 74055-0000 Parcel Location Situs 08428 N 176TH E AVE Subdivision TURTLE CREEK AMENDED Lot/Block 0002 / 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: 36.27639860 -95.77808227 LOT 2 BLOCK 3 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	1.0167	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,286.00 x 2.67 = 118,374	
Factor Value		
Adjustments	1.0000	
Lot Value	118,374	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,238 / 2,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,238
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	283,610	126.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	342,680		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.19	Total Misc Impr	+	12,223			
Roofing Adj	+ 5.24	Garage Cost	+	20,680			
Subfloor Adj	+ -3.40	Total RCN	=	341,434			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	95,602			
Plumbing Adj	+ 11.36	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	245,832			
Adj Base Cost	= 137.86	Lot Value	+	118,374			
Total Area	x 2,238	Indicated Value	=	364,206			
Adjusted Cost	= 308,531	Value Per SqFt		162.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,832		
Lot Value	118,374		
Indicated Value	364,206	162.74	Per SqFt
Agland Value			
Site Improvements	944		
Total Value	365,150	163.16	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	54239	6x4		24	29.45		707
PRCH	SLAB PORCH - COVERED	54240	176		176	28.90		5,086



Rogers

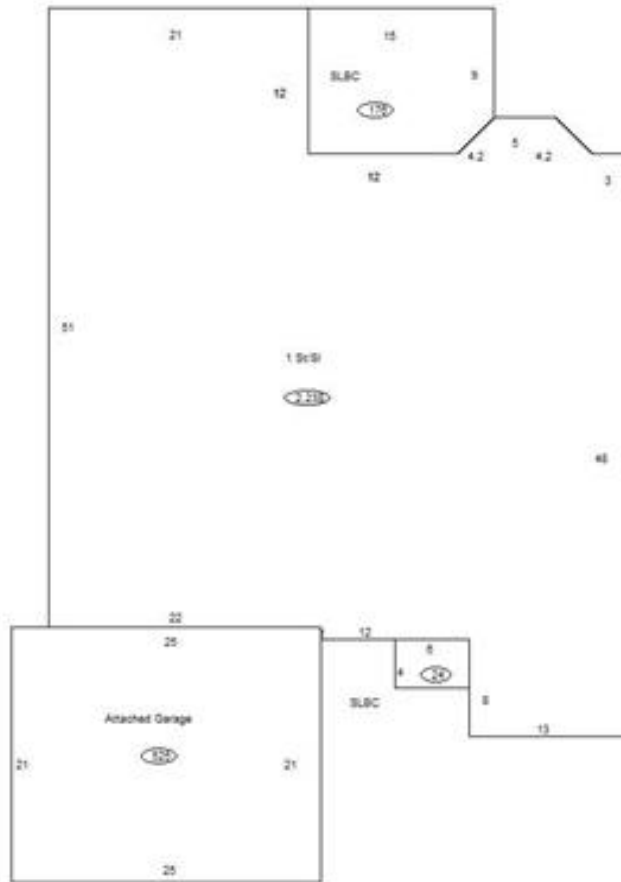
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Sketch Image

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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	2,238	1.000	2,238
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	176	1.000	176
Total Building Area						2,238		2,238



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			192
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (7.02 x 192)		1,348		1,348	404	944