



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:45:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022171 <b>Parcel ID</b> 000000-00-0-00834-003-0003 <b>Cadastral ID</b> 26-21-14-05900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 296870 SAUNDERS, BRADLEY WAYNE &  KARI SUZANN 8416 N 176TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08416 N 176TH E AVE <b>Subdivision</b> TURTLE CREEK AMENDED <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27598559 -95.77810206 LOT 3 BLOCK 3 TURTLECREEK					<b>Building Permits</b> <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																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0085	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,928.00 x 2.69 = 117,998	
Factor Value		
Adjustments	1.0000	
Lot Value	117,998	

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	2,416 / 2,416
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,416
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 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	
Adjusted R	0.8445		
Indicated Value	322,680	133.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	368,370		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.18	Total Misc Impr	+	17,627			
Roofing Adj	+ 5.19	Garage Cost	+	20,766			
Subfloor Adj	+ -3.40	Total RCN	=	359,214			
Heat/Cool Adj	+ 14.47	Depreciation ( 28%)	-	100,580			
Plumbing Adj	+ 7.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	258,634			
Adj Base Cost	= 132.79	Lot Value	+	117,998			
Total Area	x 2,416	Indicated Value	=	376,632			
Adjusted Cost	= 320,821	Value Per SqFt		155.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,634		
Lot Value	117,998		
Indicated Value	376,632	155.89	Per SqFt
Agland Value			
Site Improvements	25,624		
Total Value	402,256	166.50	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	54243		378	378	28.22		10,667
PRCH	SLAB PORCH - COVERED	54244		6x3	18	29.47		530





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	25x36x0			900
	Qual 2	Cond 3	Year 2014	Eff Age 9		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (29.97 x 900)		26,973	26,973	1,349		25,624