



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022172 Parcel ID 000000-00-0-00834-003-0004 Cadastral ID 26-21-14-05910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 262245 ANDERSON, CHARLES KIM & JILL MARIE REVOCABLE LIVING TRUST 17515 E 84TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17515 E 84TH ST Subdivision TURTLE CREEK AMENDED Lot/Block 0004 / 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: 36.27542118 -95.77793235 LOT 4 BLOCK 3 TURTLECREEK																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0922		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	47,576.00 x 2.56 = 121,829		
Factor Value			
Adjustments	1.0000		
Lot Value	121,829		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,525 / 2,965
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,525
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	422,158	142.38 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	179,520	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	301,978		
Lot Value	121,829		
Indicated Value	423,807	142.94	Per SqFt
Agland Value			
Site Improvements	37,373		
Total Value	461,180	155.54	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.47	Total Misc Impr	+ 17,099
Roofing Adj	+ 4.94	Garage Cost	+ 27,065
Subfloor Adj	+ -3.91	Total RCN	= 419,414
Heat/Cool Adj	+ 16.31	Depreciation (28%)	- 117,436
Plumbing Adj	+ 6.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 301,978
Adj Base Cost	= 126.56	Lot Value	+ 121,829
Total Area	x 2,965	Indicated Value	= 423,807
Adjusted Cost	= 375,250	Value Per SqFt	142.94

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	54247		123	123	32.74		4,027
PRCH	SLAB PORCH - COVERED	54248	18x10		180	32.38		5,828



Rogers

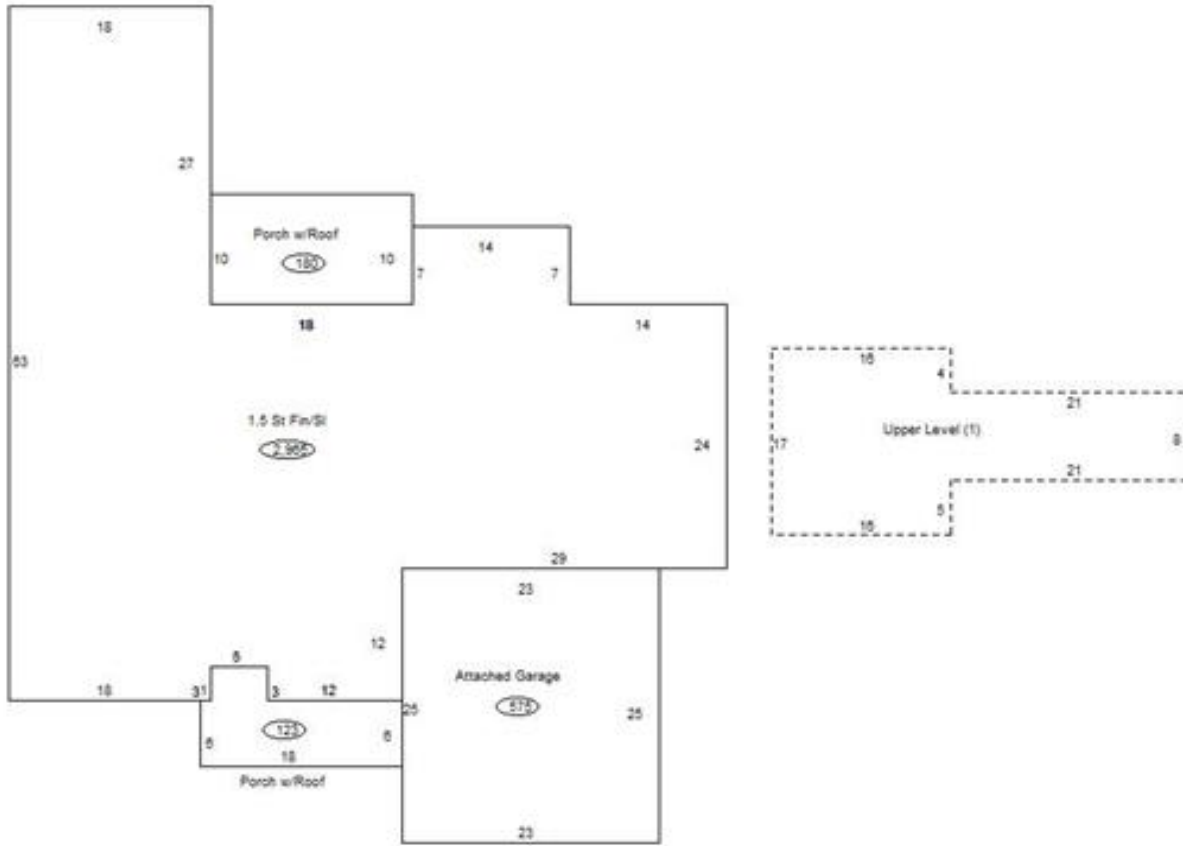
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,525	1.174	2,965
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	123	1.000	123
4	M	PRCH		13	SLBC	180	1.000	180
5	U	^UL		13	Upper Level (1)	440	1.000	440
Total Building Area						2,525		2,965



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2015	Eff Age 5	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (27% Phys/ % Func) 8,100	RCNLD 21,900
	GRDT	GARAGE - DETACHED	0x0x0			660
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (27.58 x 660) 18,203		Modifier Total	RCN 18,203	Depr (15% Phys/ % Func) 2,730	RCNLD 15,473