



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:45:47
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Assessment Data					Primary Image																																																																																																																				
Account 660022173 Parcel ID 000000-00-0-00834-003-0005 Cadastral ID 26-21-14-05920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 264517 HERDMAN, DAVID E & NANCY A PO BOX 175 OWASSO OK 74055-0175 Parcel Location Situs 17505 E 84TH ST Subdivision TURTLE CREEK AMENDED Lot/Block 0005 / 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: 36.27541450 -95.77851908 LOT 5 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	1.203	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,402.00 x 2.42 = 126,896	
Factor Value		
Adjustments	1.0000	
Lot Value	126,896	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,191 / 2,191
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,191
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	851 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	280,882 128.20 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	366,430 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.20	Total Misc Impr	+ 15,242	Roofing Adj	+ 4.59	Garage Cost	+ 25,351
Subfloor Adj	+ -2.19	Total RCN	= 323,561	Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 90,597
Plumbing Adj	+ 8.91	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 232,964
Adj Base Cost	= 129.15	Lot Value	+ 126,896	Total Area	x 2,191	Indicated Value	= 359,860
		Value Per SqFt	164.24	Adjusted Cost	= 282,968		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	232,964		
Lot Value	126,896		
Indicated Value	359,860	164.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	359,860	164.24	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	54252	16x6		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	54253	16x7		112	26.58		2,977
PATO	SLAB PORCH - OPEN	54254	28x17		476	8.60		4,094



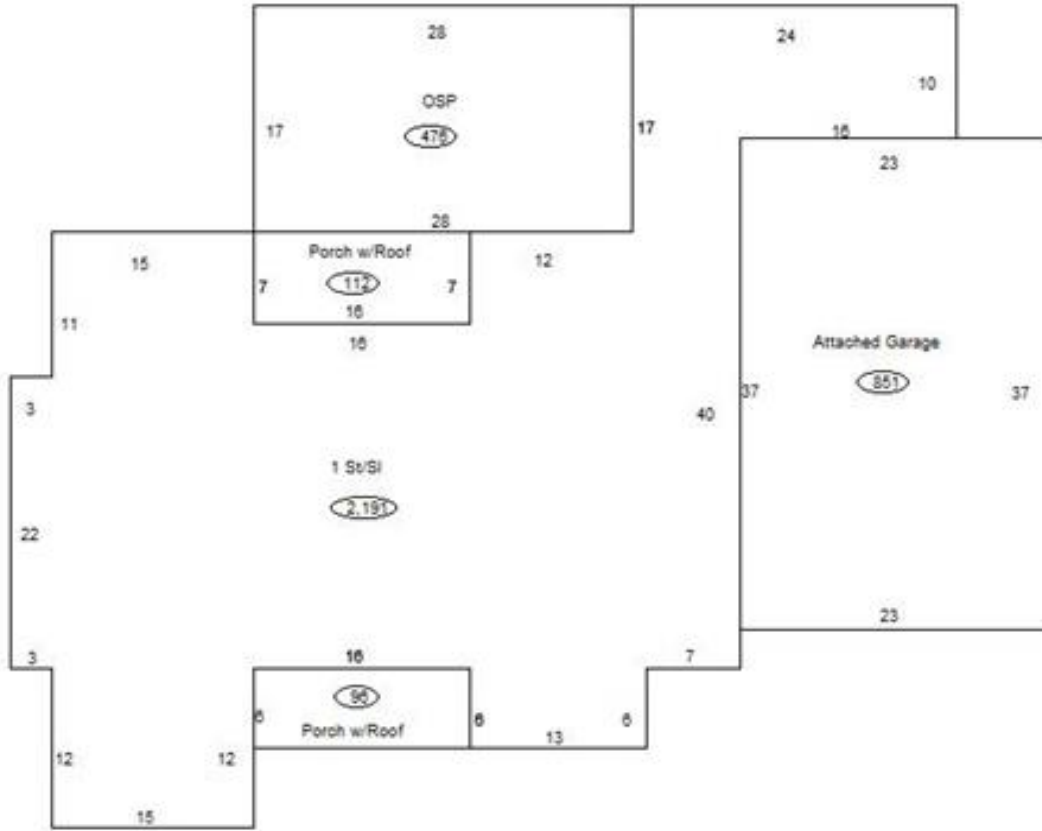
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Sketch Image

660022173



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,191	1.000	2,191
2	G	1		13	Attached Garage	851	1.000	851
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	112	1.000	112
5	M	PATO		13	Open Slab	476	1.000	476
Total Building Area						2,191		2,191