



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:45:51  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022175 <b>Parcel ID</b> 000000-00-0-00834-004-0002 <b>Cadastral ID</b> 26-21-14-05940 <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> 262402 BREWER, RONALD J & LAURA J  8225 N 176TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08225 N 176TH E AVE <b>Subdivision</b> TURTLE CREEK AMENDED <b>Lot/Block</b> 0002 / 0004 <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: 36.27460967 -95.77692878																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.021	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,477.00 x 2.67 = 118,575	
Factor Value		
Adjustments	1.0000	
Lot Value	118,575	

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	1,929 / 1,929
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,929
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	961 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



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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	306,273	158.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	108.33	Total Misc Impr	+	14,944			
Roofing Adj	+ 4.74	Garage Cost	+	28,628			
Subfloor Adj	+ -2.23	Total RCN	=	301,286			
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	-	84,360			
Plumbing Adj	+ 10.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	216,926			
Adj Base Cost	= 133.60	Lot Value	+	118,575			
Total Area	x 1,929	Indicated Value	=	335,501			
Adjusted Cost	= 257,714	Value Per SqFt		173.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,926		
Lot Value	118,575		
Indicated Value	335,501	173.92	Per SqFt
Agland Value			
Site Improvements	34,847		
Total Value	370,348	191.99	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	54261	19x6		114	26.57		3,029
PATO	SLAB PORCH - OPEN	54262	14x10		140	11.11		1,555
PRCH	SLAB PORCH - COVERED	54263	20x9		180	26.36		4,745





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,080
	Qual 4	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (37.96 x 1,080)		40,997	40,997	6,150	34,847	