



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:45:53
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Assessment Data					Primary Image																																																																																																																				
Account 660022176 Parcel ID 000000-00-0-00834-004-0003 Cadastral ID 26-21-14-05950 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 267884 CLANTON, BEN & JULIE 8219 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08219 N 176TH E AVE Subdivision TURTLE CREEK AMENDED Lot/Block 0003 / 0004 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: 36.27419672 -95.77695477 LOT 3 BLOCK 4 TURTLECREEK																																																																																																																									
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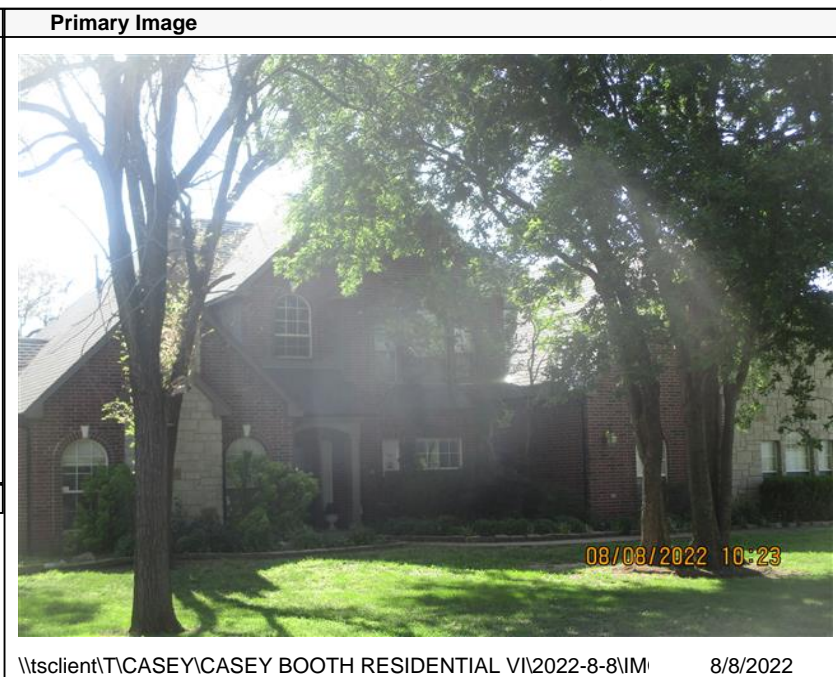
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0608		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,206.00 x 2.61 = 120,390		
Factor Value			
Adjustments	1.0000		
Lot Value	120,390		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,427 / 4,018
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,427
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	817 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	561,418 139.73 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	428,518
Lot Value	120,390
Indicated Value	548,908 136.61 Per SqFt
Agland Value	
Site Improvements	
Total Value	548,908 136.61 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.07	Total Misc Impr	+ 20,803
Roofing Adj	+ 3.75	Garage Cost	+ 39,551
Subfloor Adj	+ -2.78	Total RCN	= 579,078
Heat/Cool Adj	+ 17.38	Depreciation (26%)	- 150,560
Plumbing Adj	+ 6.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 428,518
Adj Base Cost	= 129.10	Lot Value	+ 120,390
Total Area	x 4,018	Indicated Value	= 548,908
Adjusted Cost	= 518,724	Value Per SqFt	136.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	54266		24	24	36.60		878
PRCH	SLAB PORCH - COVERED	54267		124	124	36.15		4,483



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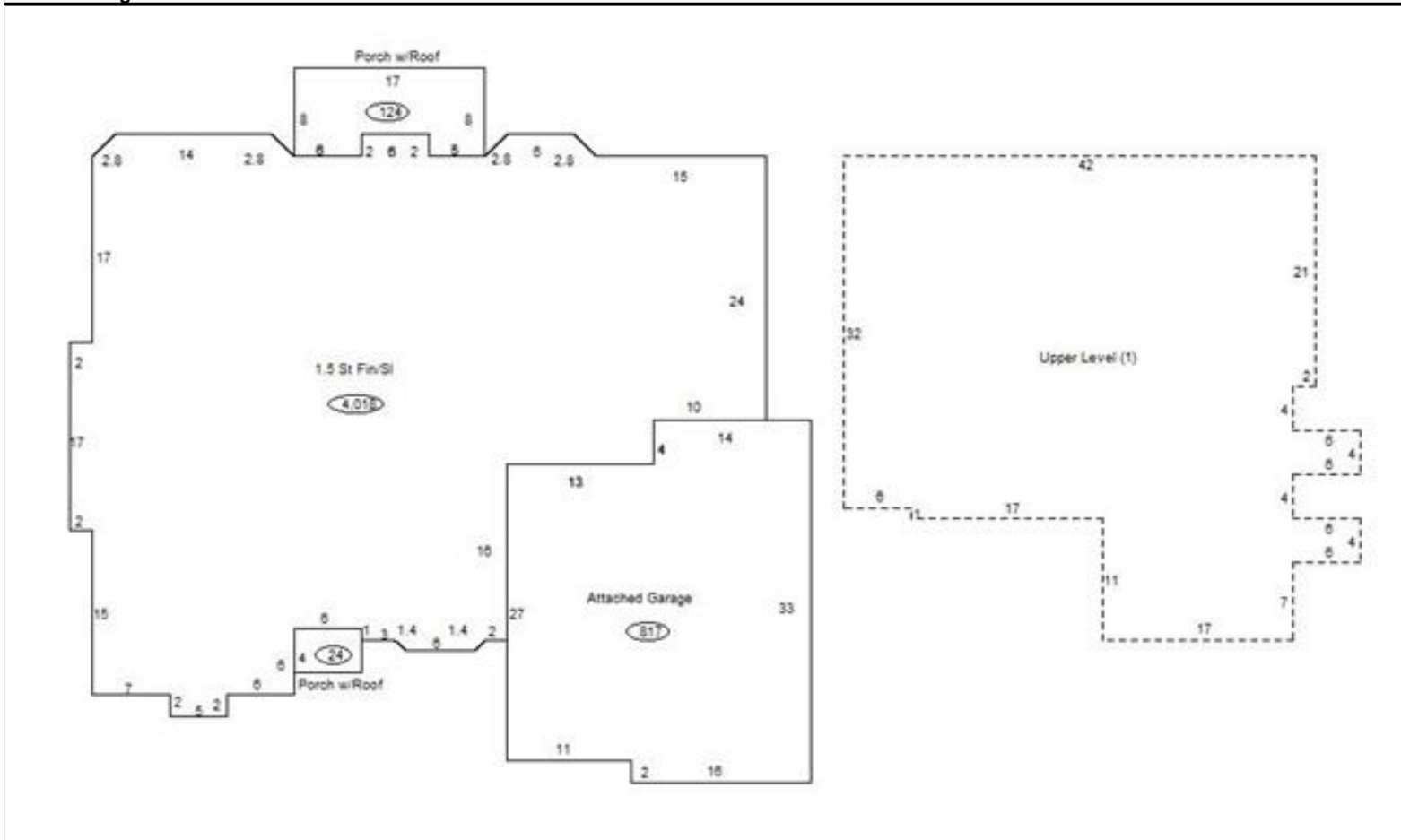
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Sketch Image

660022176



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/Sl	2,427	1.656	4,018
2	G	1		13	Attached Garage	817	1.000	817
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	124	1.000	124
5	U	^UL		13	Upper Level (1)	1,591	1.000	1,591
Total Building Area						2,427		4,018