



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:47:27
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Assessment Data					Primary Image																																																																																																																				
Account 660022178 Parcel ID 000000-00-0-00834-004-0005 Cadastral ID 26-21-14-05970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 264719 VANMETER, SAMUEL D & JANETTE R 8203 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08203 N 176TH E AVE Subdivision TURTLE CREEK AMENDED Lot/Block 0005 / 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: 36.27326368 -95.77693689 LOT 5 BLOCK 4 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	1.3176	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	57,394.00 x 2.30 = 132,138	
Factor Value		
Adjustments	1.0000	
Lot Value	132,138	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,551 / 2,551
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,551
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	761 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	
Adjusted R	0.8445		
Indicated Value	395,744	155.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	518,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.19	Total Misc Impr	+	17,375			
Roofing Adj	+ 5.79	Garage Cost	+	34,565			
Subfloor Adj	+ -4.58	Total RCN	=	405,458			
Heat/Cool Adj	+ 16.31	Depreciation (26%)	-	105,419			
Plumbing Adj	+ 9.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	300,039			
Adj Base Cost	= 138.58	Lot Value	+	132,138			
Total Area	x 2,551	Indicated Value	=	432,177			
Adjusted Cost	= 353,518	Value Per SqFt		169.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,039		
Lot Value	132,138		
Indicated Value	432,177	169.41	Per SqFt
Agland Value			
Site Improvements	32,620		
Total Value	464,797	182.20	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	54277	9x4		36	33.08		1,191
PRCH	SLAB PORCH - COVERED	54278	6x5		30	33.10		993
PRCH	SLAB PORCH - COVERED	54279	20x9		180	32.38		5,828
PATO	SLAB PORCH - OPEN	54280	14x11		154	13.76		2,119



Rogers

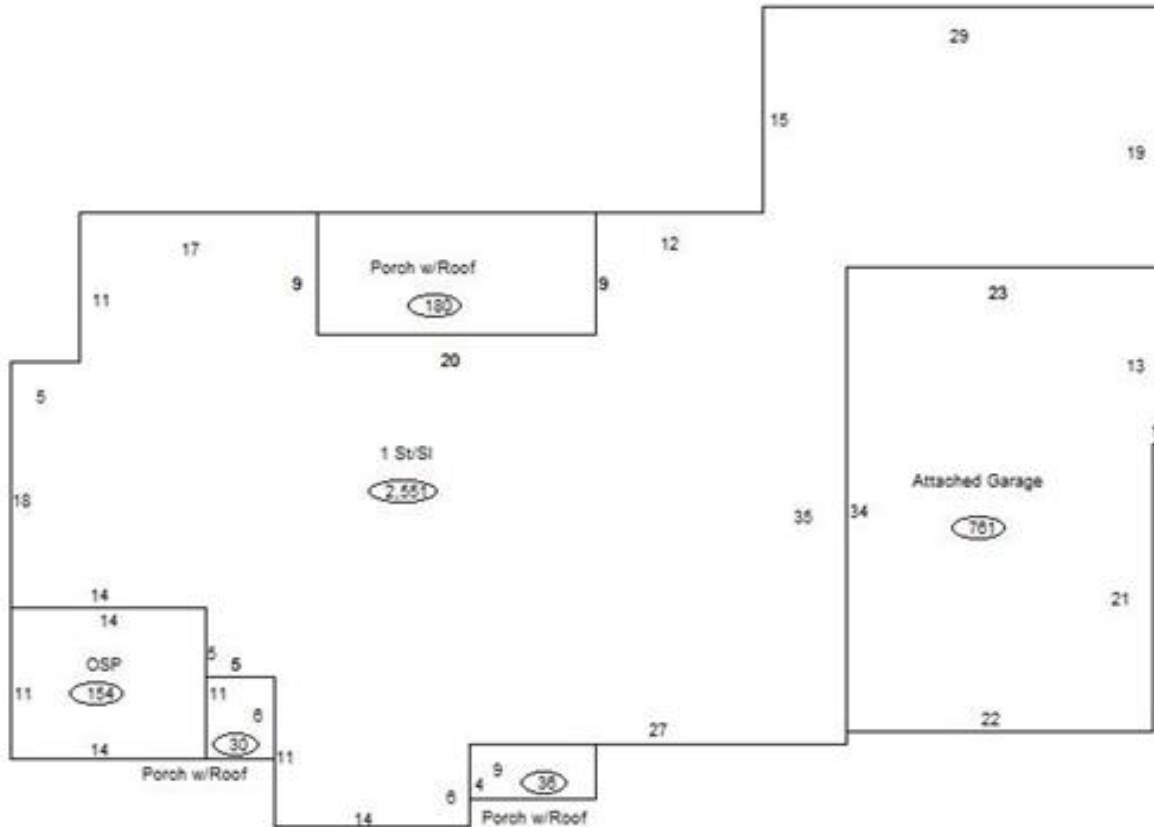
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Sketch Image

660022178



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,551	1.000	2,551
2	G	1		13	Attached Garage	761	1.000	761
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	30	1.000	30
5	M	PRCH		13	SLBC	180	1.000	180
6	M	PATO		13	Open Slab	154	1.000	154
Total Building Area						2,551		2,551



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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	2010	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	300	29,700
	GF	GAZEBO FAIR	0x0x0			1	
	Qual	2	Cond		Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950		2,950	30	2,920