



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:16:14  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022182 <b>Parcel ID</b> 000000-00-0-00834-004-0009 <b>Cadastral ID</b> 26-21-14-06010 <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> 264249 MCFADDEN, GRADY TERRANCE &  CAROLINE J 17505 E 80TH ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17505 E 80TH ST N <b>Subdivision</b> TURTLE CREEK AMENDED <b>Lot/Block</b> 0009 / 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: 36.27261936 -95.77823546 LOT 9 BLOCK 4 TURTLECREEK					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.0513							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	45,796.00 x 2.62 = 119,960							
Factor Value				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022				
Adjustments	1.0000			<b>GRM Approach</b>				
Lot Value	119,960			GRM Code				
<b>Residential Data</b>				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	3 - Average			<b>Multiple Regression</b>				
Quality	3.5 - Average			MRA Code 1 Test				
Architecture				Adusted R 0.8445				
Style	100% One Story			Indicated Value 277,216 131.38 Per SqFt				
Exterior Wall	100% Veneer, Masonry			<b>Direct Comparables</b>				
Base/Total Area	2,110 / 2,110			Selection Model A Adam Test				
Style	100% One Story			Adjustment Model 1 2022 Residential				
HVAC	100% Warmed & Cooled Air			Comparables 4				
Roof Cover	1 Composition Shingle			Indicated Value 383,480 Per SqFt				
Area on Slab	2,110			<b>Value Reconciliation</b>				
Fixture/RghIn	14 /			Selected Approach Cost Approach				
Bed/F/H Bath	3 / 3.0 /			Improvements 231,150				
Basement Area				Lot Value 119,960				
Garage Type	638 Attached Garage - Unfinished			Indicated Value 351,110 166.40 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1992 / 26			Site Improvements				
<b>Cost Approach</b>				Total Value 351,110 166.40 Total Value Per SqFt				
<b>Manual : 01/2025</b>								
Base Cost	111.43	Total Misc Impr	+ 23,720					
Roofing Adj	+ 5.31	Garage Cost	+ 24,161					
Subfloor Adj	+ -3.40	Total RCN	= 339,926					
Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	- 108,776					
Plumbing Adj	+ 10.60	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 231,150					
Adj Base Cost	= 138.41	Lot Value	+ 119,960					
Total Area	x 2,110	Indicated Value	= 351,110					
Adjusted Cost	= 292,045	Value Per SqFt	166.40					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
PRCH	SLAB PORCH - COVERED	54298	9x9		81	29.27		2,371
PRCH	SLAB PORCH - COVERED	54299	27x8		216	28.75		6,210
PATO	SLAB PORCH - OPEN	54300	19x10		190	12.00		2,280



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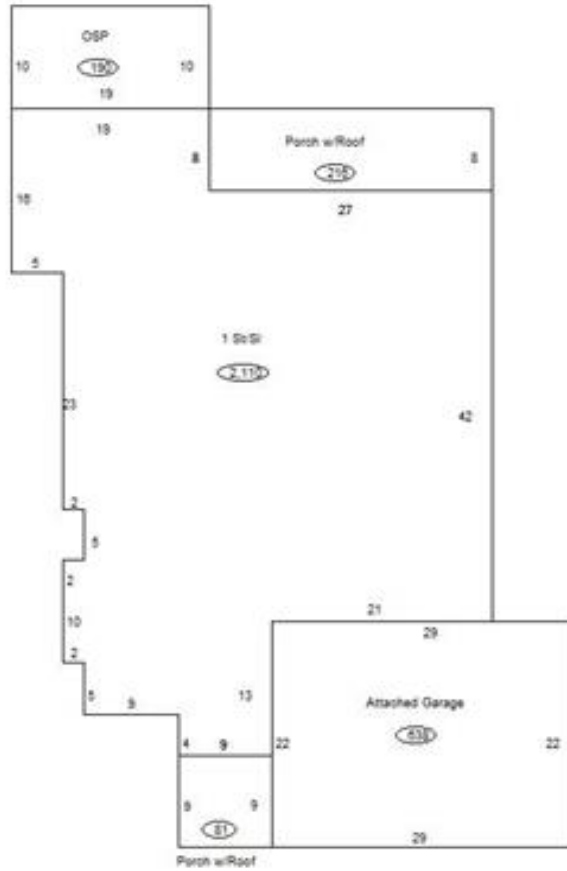
Date 04/16/2026

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### Sketch Image

660022182



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,110	1.000	2,110
2	G	1		13	Attached Garage	638	1.000	638
3	M	PRCH		13	SLBC	81	1.000	81
4	M	PRCH		13	SLBC	216	1.000	216
5	M	PATO		13	Open Slab	190	1.000	190
<b>Total Building Area</b>						<b>2,110</b>		<b>2,110</b>