



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:43:53  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022186 <b>Parcel ID</b> 000000-00-0-00834-004-0013 <b>Cadastral ID</b> 26-21-14-06050 <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> 283312 YOUNG, JULIE L & TERRENCE P BYRNE  17510 E 84TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17510 E 84TH ST <b>Subdivision</b> TURTLE CREEK AMENDED <b>Lot/Block</b> 0013 / 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: 36.27469113 -95.77808577																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0673 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 46,492.00 x 2.60 = 120,691 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 120,691		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	3,175 / 3,839
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,175
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	713 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23



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

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	581,556	151.49	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.06	<b>Total Misc Impr</b>	+	28,929			
<b>Roofing Adj</b>	+ 4.94	<b>Garage Cost</b>	+	34,581			
<b>Subfloor Adj</b>	+ -3.58	<b>Total RCN</b>	=	565,651			
<b>Heat/Cool Adj</b>	+ 17.38	<b>Depreciation ( 28%)</b>	-	158,382			
<b>Plumbing Adj</b>	+ 7.00	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	407,269			
<b>Adj Base Cost</b>	= 130.80	<b>Lot Value</b>	+	120,691			
<b>Total Area</b>	x 3,839	<b>Indicated Value</b>	=	527,960			
<b>Adjusted Cost</b>	= 502,141	<b>Value Per SqFt</b>		137.53			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	407,269		
<b>Lot Value</b>	120,691		
<b>Indicated Value</b>	527,960	137.53	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	50,384		
<b>Total Value</b>	578,344	150.65	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	54312	10x4		40	36.54		1,462
PRCH	SLAB PORCH - COVERED	54313	20x10		200	35.67		7,134
PATO	SLAB PORCH - OPEN	54314	219		219	13.56		2,970
PRCH	SLAB PORCH - COVERED	54315	273		273	35.32		9,642



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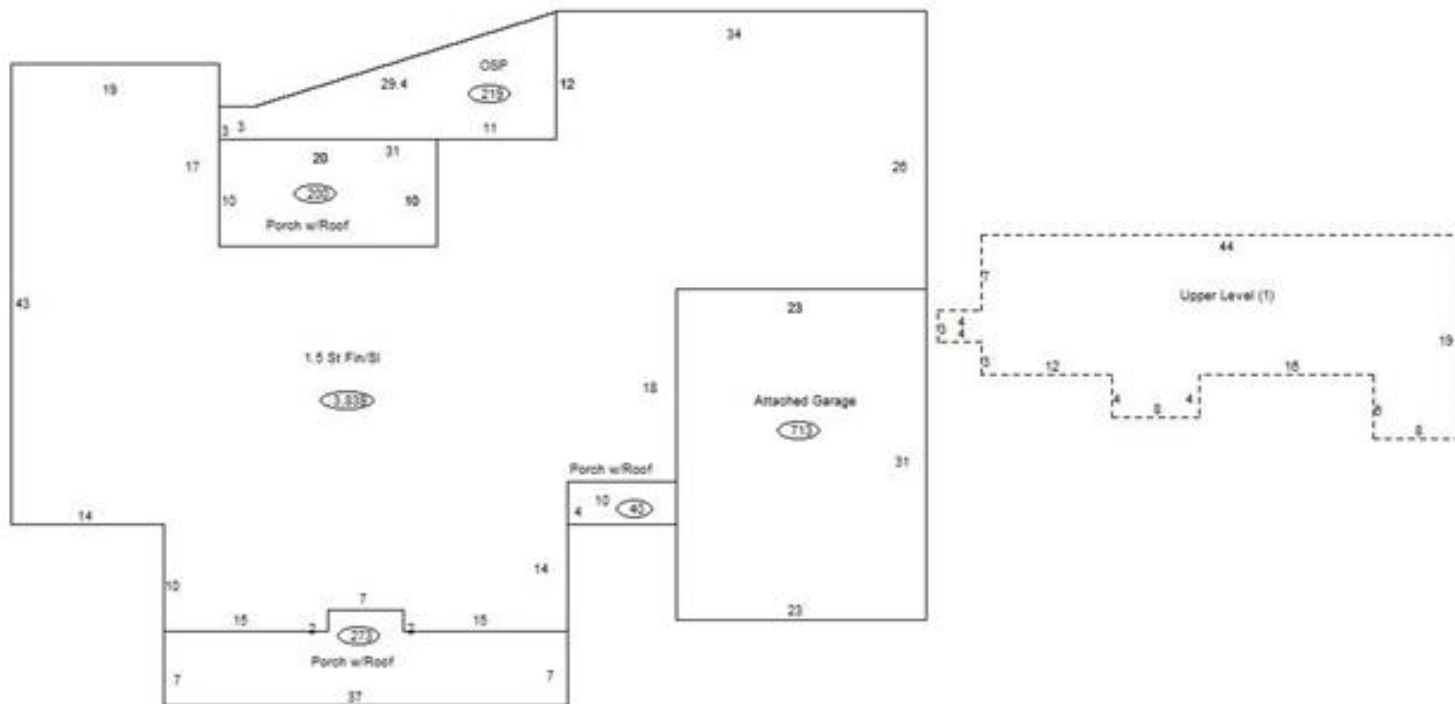
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### Sketch Image

660022186



### 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	3,175	1.209	3,839
2	G	1		13	Attached Garage	713	1.000	713
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	200	1.000	200
5	M	PATO		13	Open Slab	219	1.000	219
6	M	PRCH		13	SLBC	273	1.000	273
7	U	^UL		13	Upper Level (1)	664	1.000	664
<b>Total Building Area</b>						<b>3,175</b>		<b>3,839</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	24x30x18	Concrete	Composition Shingle	720		
	Qual	5	Cond	3	Year	2025	Eff Age	1
	Storage Finish		Area	300			5,808	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (42.96 x 720)		30,931	5,808	36,739	367	36,372		
	PATO	Patio - Open	4x6x0	Concrete		24		
	Qual	3	Cond	3	Year	2025	Eff Age	1
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (11.48 x 24)		276		276	14	262	
	SV	SWIM VINYL	0x0x0			1		
	Qual	3	Cond	3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	11,250	13,750	