



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660022187								
Parcel ID	000000-00-0-00276-001-0001								
Cadastral ID	26-21-14-06070								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	325311								
THAO, XAI & HOUA VANG									
16897 E 79TH CT OWASSO OK 74055-0000									
Parcel Location									
Situs	16897 E 79TH CT N								
Subdivision	EAGLES NEST 2								
Lot/Block	0001 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	26 / 21 / 14 / 5								
Neighborhood	1104 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26714016 -95.78777042									
Building Permits									
LOT 1 BLOCK 1 EAGLES NEST 2									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	TRUSTY, LARRY R &	08/07/2018	0	4
H	Homestead	No	1,000		/	TRUSTY, GAYLA C	08/07/2018	230,000	YES
					816/319			11,500	No
					822/170			77,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2019	Land Value	106,886	88,989	11%	9,789	Assessed	30,082	2,946.83
Year Frozen	0	Improvements	189,205	184,482		20,293	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	296,091	273,471		30,082	Total Taxable	29,082	2,849.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660022187	THAO, XAI & HOUA VANG			3	285,995	1000	28,206	2,763.00
2024	2024-660022187	THAO, XAI & HOUA VANG			3	296,453	1000	27,355	2,628.00
2023	2023-660022187	THAO, XAI & HOUA VANG			3	250,266	1000	26,529	2,486.00
2022	2022-660022187	THAO, XAI & HOUA VANG			3	249,924	1000	26,492	2,595.00
2021	2021-660022187	THAO, XAI & HOUA VANG			3	243,426	1000	25,777	2,494.00
2020	2020-660022187	THAO, XAI & HOUA VANG			3	241,606	0	26,577	2,567.00
2019	2019-660022187	THAO, XAI & HOUA VANG			3	230,620	0	25,368	2,452.00
2018	2018-660022187	THAO, XAI & HOUA VANG			3	212,811	1000	22,409	2,086.00
2017	2017-660022187	TRUSTY, LARRY R &			3	211,411	1000	22,255	2,093.00
2016	2016-660022187	TRUSTY, LARRY R &			3	206,810	1000	21,749	2,048.00
2015	2015-660022187	TRUSTY, LARRY R &			3	202,425	1000	21,153	2,006.00
2014	2014-660022187	TRUSTY, LARRY R &			3	206,939	1000	20,508	1,963.00
2013	2013-660022187	TRUSTY, LARRY R &			3	197,463	1000	19,881	1,862.00



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Lot Data	Square-Foot - NBHD 1104 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0798	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALILTY 0	
	0	
Method	Square-Foot	
Base Lot Value	47,037.00 x 2.27 = 106,886	
Factor Value		
Adjustments	1.0000	
Lot Value	106,886	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,085 / 2,133
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,085
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

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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	248,226	116.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	303,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	80.91	Total Misc Impr	+ 11,186				
Roofing Adj	+ 2.45	Garage Cost	+ 13,345				
Subfloor Adj	+ -0.65	Total RCN	= 243,121				
Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 92,386				
Plumbing Adj	+ 8.30	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 150,735				
Adj Base Cost	= 102.48	Lot Value	+ 106,886				
Total Area	x 2,133	Indicated Value	= 257,621				
Adjusted Cost	= 218,590	Value Per SqFt	120.78				

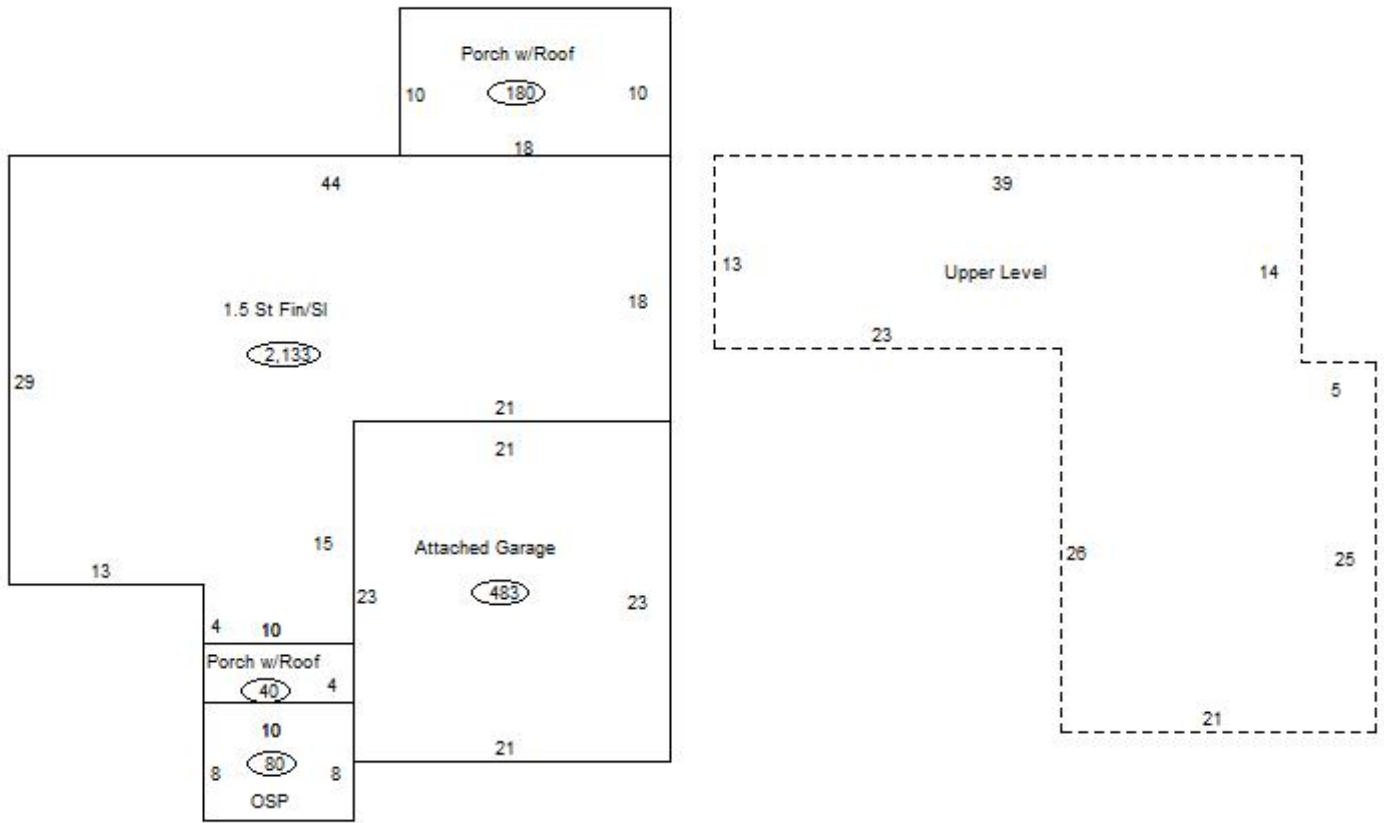
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,735		
Lot Value	106,886		
Indicated Value	257,621	120.78	Per SqFt
Agland Value			
Site Improvements	38,470		
Total Value	296,091	138.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	54319	10x4		40	24.14		966
PRCH	SLAB PORCH - COVERED	54320	18x10		180	23.64		4,255
PATO	SLAB PORCH - OPEN	54321	10x8		80	10.86		869



Sketch Image

660022187



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	1,085	1.966	2,133
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	180	1.000	180
5	M	PATO		13	Open Slab	80	1.000	80
6	U	^UL	Overhang	13	Upper Level	1,048	1.000	1,048
Total Building Area						1,085		2,133



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual 4	Cond 3	Year 1999	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (31.43 x 2,400)	75,432	75,432	36,962	38,470