



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:10:57  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660056027 <b>Parcel ID</b> 21N14E-13-4-00000-000-0000 <b>Cadastral ID</b> 13-21-14-00720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 334396 WAGNER, BELINDA LEE & BRYAN LEE WAGNER  9717 N 177TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09717 N 177TH E AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 4 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2018-05-16 05-16-2018\05-16-2018 10 5/17/2018</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29584362 -95.77588337																																																																																																																									
<b>TR IN SW SW, BEG 161.81' S NW/C SW SW, S 200', E 272.5', N 200', W 272.5' TO POB</b>					<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>R24 004</td> <td>R25 NEW POOL</td> <td>01/2024</td> <td>06/2024</td> <td>50,750</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 004	R25 NEW POOL	01/2024	06/2024	50,750																																																																																																						
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.25	
Non-Ag Acres	1.3691	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,638.00 x .51 = 30,389	
Factor Value		
Adjustments	1.0000	
Lot Value	30,389	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	2,524 / 2,524
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,524
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,200 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

\\tsclient\C\TOMS PC PICS\2018-05-16 05-16-2018\05-16-2018 1C 5/17/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	389,760	154.42	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	103.72	Total Misc Impr	+	16,129	
Roofing Adj	+ 5.15	Garage Cost	+	44,652	
Subfloor Adj	+ -3.37	Total RCN	=	385,948	
Heat/Cool Adj	+ 14.47	Depreciation ( 31%)	-	119,644	
Plumbing Adj	+ 8.86	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	266,304	
Adj Base Cost	= 128.83	Lot Value	+	30,389	
Total Area	x 2,524	Indicated Value	=	296,693	
Adjusted Cost	= 325,167	Value Per SqFt		117.55	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	266,304		
Lot Value	30,389		
Indicated Value	296,693	117.55	Per SqFt
Agland Value			
Site Improvements	25,650		
Total Value	322,343	127.71	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	78577	224		224	28.72		6,433
PRCH	SLAB PORCH - COVERED	78578	28x4		112	29.16		3,266



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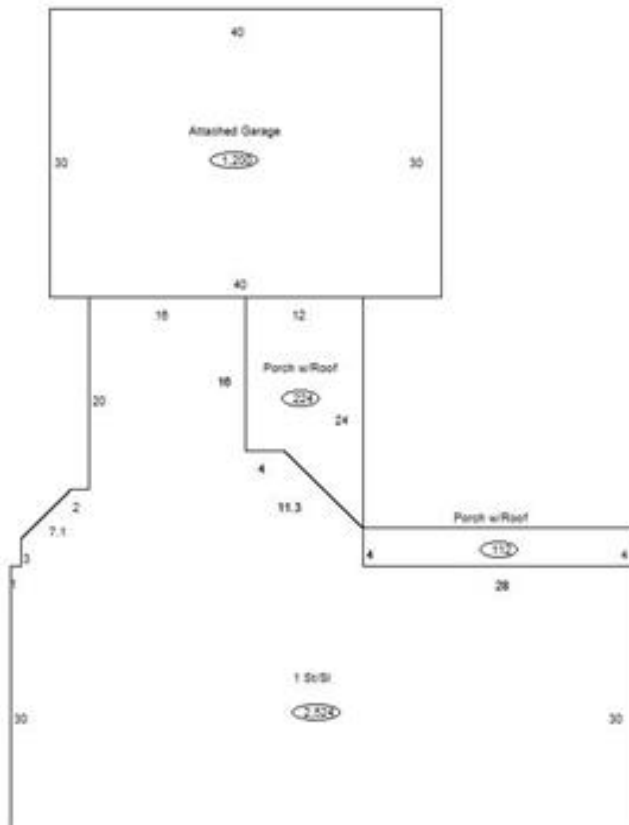
Date 04/17/2026

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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,524	1.000	2,524
2	G	1		13	Attached Garage	1,200	1.000	1,200
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	112	1.000	112
<b>Total Building Area</b>						2,524		2,524



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SF	Fiberglass Inground Pool	0x0x0			1	
	Qual	6	Cond 6	Year	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 (27,000.00 x 1)		27,000			27,000	1,350	25,650
	CP	CARPORT DIRT	24x20x0			480	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (3.50 x 480)		1,680			1,680	1,680	
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )							