



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:34:55
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Assessment Data					Primary Image																																																																																																																				
Account 660056984 Parcel ID 21N14E-26-4-00000-000-0000 Cadastral ID 26-21-14-00360 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 258267 VENNES, DALE 7930 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07930 N 176TH E AVE Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 26 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27101864 -95.77915981																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	18375	
Non-Ag Acres	1.2281	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,495.00 x .52 = 27,932	
Factor Value		
Adjustments	1.0000	
Lot Value	27,932	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,553 / 2,553
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,553
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	920 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1994 / 24

Cost Approach				Manual : 01/2025			
Base Cost	108.41	Total Misc Impr	+	12,023			
Roofing Adj	+ 5.14	Garage Cost	+	34,233			
Subfloor Adj	+ -3.37	Total RCN	=	389,890			
Heat/Cool Adj	+ 14.47	Depreciation (29%)	-	113,068			
Plumbing Adj	+ 9.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	276,822			
Adj Base Cost	= 134.60	Lot Value	+	27,932			
Total Area	x 2,553	Indicated Value	=	304,754			
Adjusted Cost	= 343,634	Value Per SqFt		119.37			

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	386,903	151.55	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	276,822		
Lot Value	27,932		
Indicated Value	304,754	119.37	Per SqFt
Agland Value			
Site Improvements	44,196		
Total Value	348,950	136.68	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
PRCH	SLAB PORCH - COVERED	79020		72	72	29.30		2,110
PATO	SLAB PORCH - OPEN	79021		354	354	9.84		3,483



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	45x50x0			2,250
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (26.19 x 2,250)	58,928	58,928	14,732	44,196