



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:50:25
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Assessment Data					Primary Image																																																																																																																				
Account 660065212 Parcel ID 21N14E-26-4-00000-000-0000 Cadastral ID 26-21-14-00226 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341901 HOCKETT, DAREN TODD & DEBORAH J 7931 N 174TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07931 N 174TH E AVE Subdivision Lot/Block / Parcel Size 1.67 - Acres Sec/Twn/Rng 26 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27097329 -95.78025293 N 220' W2 NW NE SE LESS N 20', W 10' THEREOF & LESS CUL-DE-SAC IN SW/C FILED IN BK 812/ 880 & E 50' OF S 49S' NW NE SE LESS S 10'																																																																																																																									
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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size			
Lot Count			
Units Buildable	24045		
Non-Ag Acres	0.6765		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	29,466.00 x .55 = 16,206		
Factor Value			
Adjustments	8.6696		
Lot Value	140,500		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,509 / 2,509
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,509
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	435,979 173.77 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	293,396
Lot Value	140,500
Indicated Value	433,896 172.94 Per SqFt
Agland Value	
Site Improvements	91,366
Total Value	525,262 209.35 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.03	Total Misc Impr	+ 20,936
Roofing Adj	+ 5.82	Garage Cost	+ 27,948
Subfloor Adj	+ -4.59	Total RCN	= 396,481
Heat/Cool Adj	+ 16.31	Depreciation (26%)	- 103,085
Plumbing Adj	+ 7.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 293,396
Adj Base Cost	= 138.54	Lot Value	+ 140,500
Total Area	x 2,509	Indicated Value	= 433,896
Adjusted Cost	= 347,597	Value Per SqFt	172.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	81516	18x13		234	84.52		19,778
PRCH	SLAB PORCH - COVERED	81517	7x5		35	33.08		1,158
SHLT	STORM SHELTER -GARAGE-STEEL		10	2024	10	0.00		



Rogers

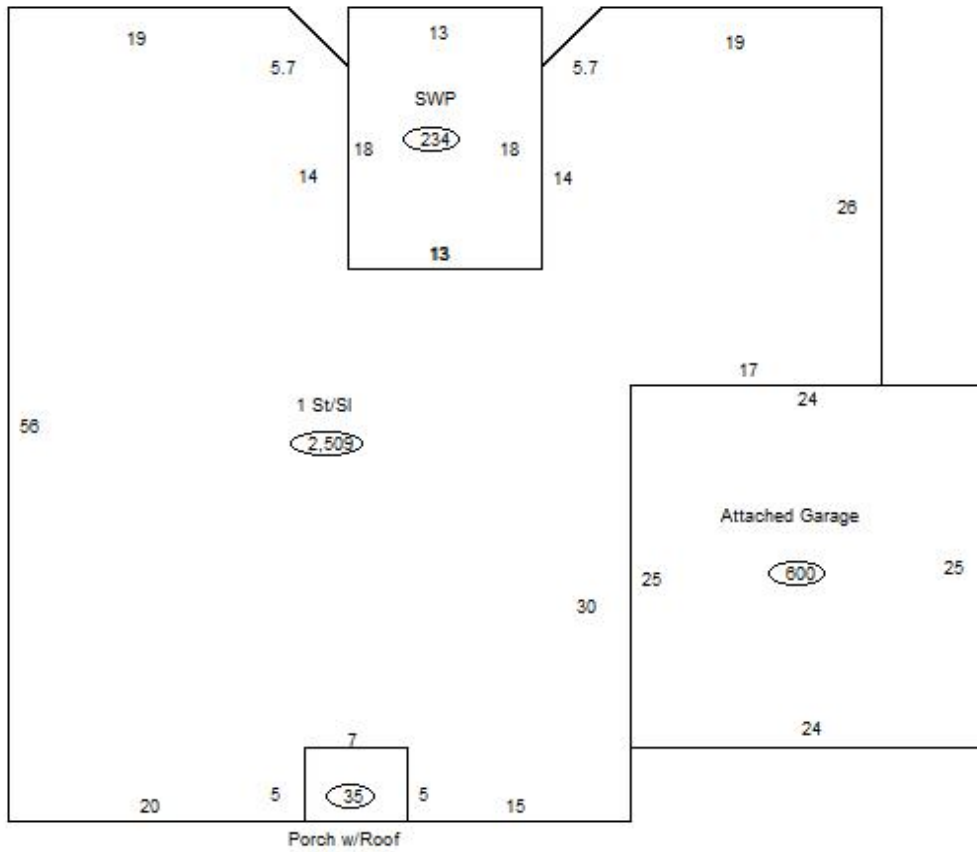
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Sketch Image

660065212



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,509	1.000	2,509
2	G	1	Slab	13	Attached Garage	600	1.000	600
3	M	EPSW		13	EPSW	234	1.000	234
4	M	PRCH		13	SLBC	35	1.000	35
Total Building Area						2,509		2,509



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x80x0			4,800
	Qual 4	Cond 3	Year 2003	Eff Age 17		
	Valuation Summary Base Cost (26.60 x 4,800) 127,680		Modifier Total	RCN 127,680	Depr (40% Phys/ % Func) 51,072	RCNLD 76,608
	GRDT	GARAGE - DETACHED	20x30x0			600
	Qual 3	Cond 3	Year 2003	Eff Age 17		
	Valuation Summary Base Cost (27.92 x 600) 16,752		Modifier Total	RCN 16,752	Depr (40% Phys/ % Func) 6,701	RCNLD 10,051
	GRDT	Garage - Detached	15x15x0			225
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (38.04 x 225) 8,559		Modifier Total	RCN 8,559	Depr (45% Phys/ % Func) 3,852	RCNLD 4,707