



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	660073446								
Parcel ID	21N14E-26-3-00000-000-0000								
Cadastral ID	26-21-14-02302								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	342966								
WALLACE, BROOKE									
17037 E 79TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	17037 79TH ST								
Subdivision									
Lot/Block	/	Parcel Size	5.38 - Acres						
Sec/Twn/Rng	26 / 21 / 14 / 3								
Neighborhood	6110 - UNPLATTED								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.27035092 -95.78367912									
Building Permits									
NW NW SE LESS W 305' THEREOF									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	HARRISON, CHARLOTTE A	10/20/2023	1,000,000	21
					1177/641	HART, PHILLIP L & JOHNNIE L	05/14/1999	59,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024	Land Value	572	572	11%	63	Assessed	58,372	5,718.12
Year Frozen	2021	Improvements	550,813	530,079		58,309	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	551,385	530,651		58,372	Total Taxable	58,372	5,718.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660073446	WALLACE, BROOKE	3	515,196	0	56,672	5,552.00		
2024	2024-660073446	WALLACE, BROOKE	3	544,924	0	59,942	5,759.00		
2023	2023-660073446	HARRISON, WILLIAM E JR &	3	626,270	1000	63,280	5,930.00		
2022	2022-660073446	HARRISON, WILLIAM E JR &	3	625,420	1000	63,280	6,200.00		
2021	2021-660073446	HARRISON, WILLIAM E JR &	3	615,937	1000	63,280	6,122.00		
2020	2020-660073446	HARRISON, WILLIAM E JR &	3	606,102	1000	61,407	5,932.00		
2019	2019-660073446	HARRISON, WILLIAM E JR &	3	569,841	1000	59,590	5,761.00		
2018	2018-660073446	HARRISON, WILLIAM E JR &	3	596,123	1000	57,826	5,382.00		
2017	2017-660073446	HARRISON, WILLIAM E JR &	3	587,620	1000	56,112	5,278.00		
2016	2016-660073446	HARRISON, WILLIAM E JR &	3	576,163	1000	54,449	5,126.00		
2015	2015-660073446	HARRISON, WILLIAM E JR &	3	560,492	1000	52,834	5,010.00		
2014	2014-660073446	HARRISON, WILLIAM E JR &	3	521,023	1000	51,266	4,907.00		
2013	2013-660073446	HARRISON, WILLIAM E JR &	3	495,445	1000	49,744	4,660.00		



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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,239 / 3,719
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,239
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.5 /
Basement Area	
Garage Type	864 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2003 / 17

\\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	
Adjusted R	0.8445		
Indicated Value	605,065	162.70	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.34	Total Misc Impr	+	32,558			
Roofing Adj	+ 4.88	Garage Cost	+	39,243			
Subfloor Adj	+ -3.75	Total RCN	=	543,593			
Heat/Cool Adj	+ 16.31	Depreciation (19%)	-	103,283			
Plumbing Adj	+ 9.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	440,310			
Adj Base Cost	= 126.86	Lot Value	+				
Total Area	x 3,719	Indicated Value	=	440,310			
Adjusted Cost	= 471,792	Value Per SqFt		118.39			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	440,310		
Lot Value			
Indicated Value	440,310	118.39	Per SqFt
Agland Value	572		
Site Improvements	110,503		
Total Value	551,385	148.26	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	86744	36x8		288	31.98		9,210
PATO	SLAB PORCH - OPEN	86745	15x15		225	12.70		2,858
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	86746	18x15		270	35.41		9,561
PATO	SLAB PORCH - OPEN	86747	335		335	11.00		3,685



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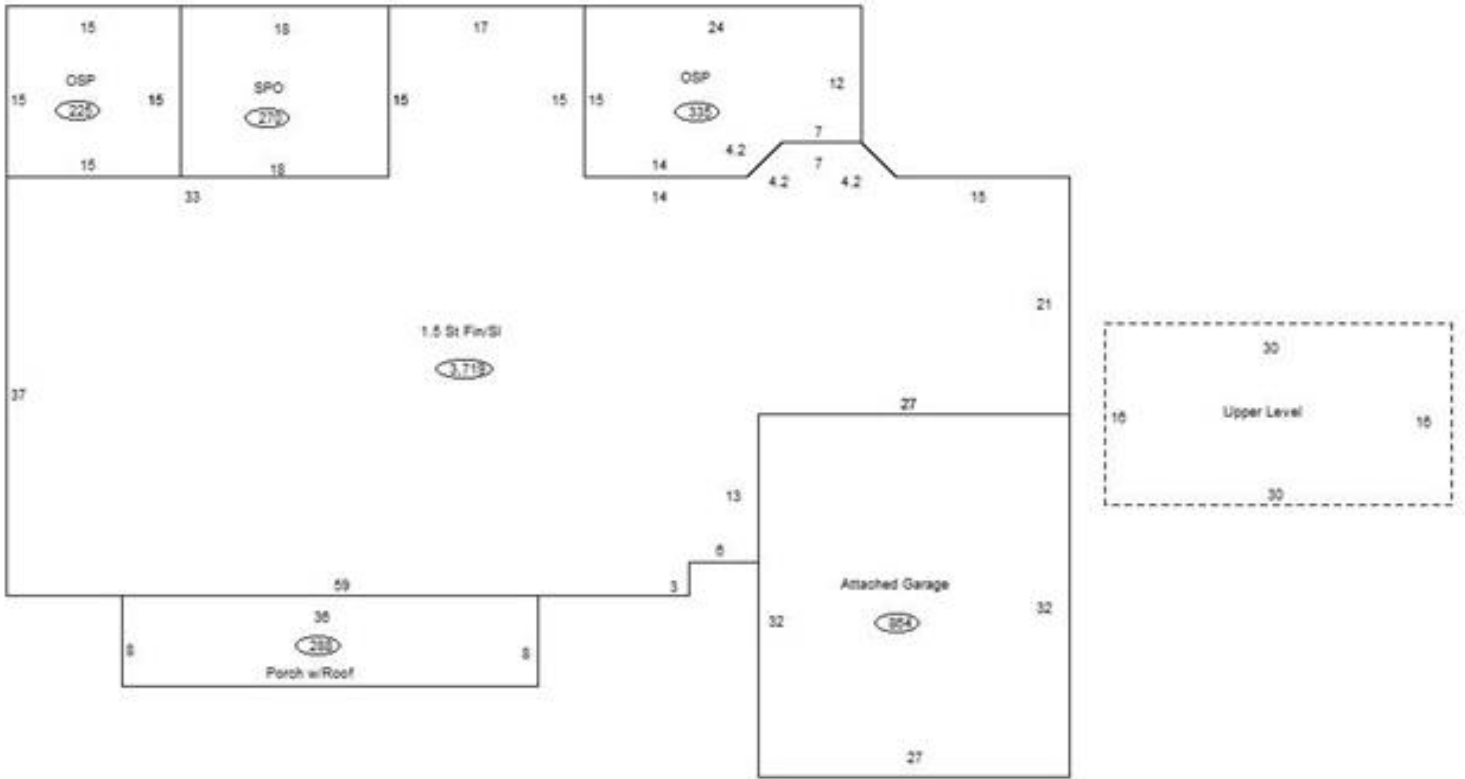
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,239	1.148	3,719
2	U	^UL	Overhang	13	Upper Level	480	1.000	480
3	G	1		13	Attached Garage	864	1.000	864
4	M	PRCH		13	SLBC	288	1.000	288
5	M	PATO		13	Open Slab	225	1.000	225
6	M	EPKS		13	Screen Porch	270	1.000	270
7	M	PATO		13	Open Slab	335	1.000	335
Total Building Area						3,239		3,719



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	80x80x0			6,400
	Qual	4	Cond 3	Year 2003	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (25.73 x 6,400)		164,672	164,672	65,869	98,803
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2003	Eff Age 17	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	18,300	11,700



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			5.300	108	108	572	572
NTV PST Totals						5.300			572	572
Total Agland						5.300			572	572