



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:19:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660081564 Parcel ID 000000-00-0-00826-002-0022 Cadastral ID 25-21-14-02800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347611 GIBSON, DUANE PHILLIP & DARLENE MARIE 7844 N 190TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07844 N 190TH E AVE Subdivision TIMBER GATE Lot/Block 0022 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 14 / 5 Neighborhood 1075 - R-V01-NW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26829659 -95.76270747																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1075 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0964	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,758.00 x 1.62 = 77,201	
Factor Value		
Adjustments	1.6561	
Lot Value	127,853	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,540 / 3,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,540
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	633 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	535,615	156.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	565,020		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	442,450		
Lot Value	127,853		
Indicated Value	570,303	167.15	Per SqFt
Agland Value			
Site Improvements	39,718		
Total Value	610,021	178.79	Total Value Per SqFt

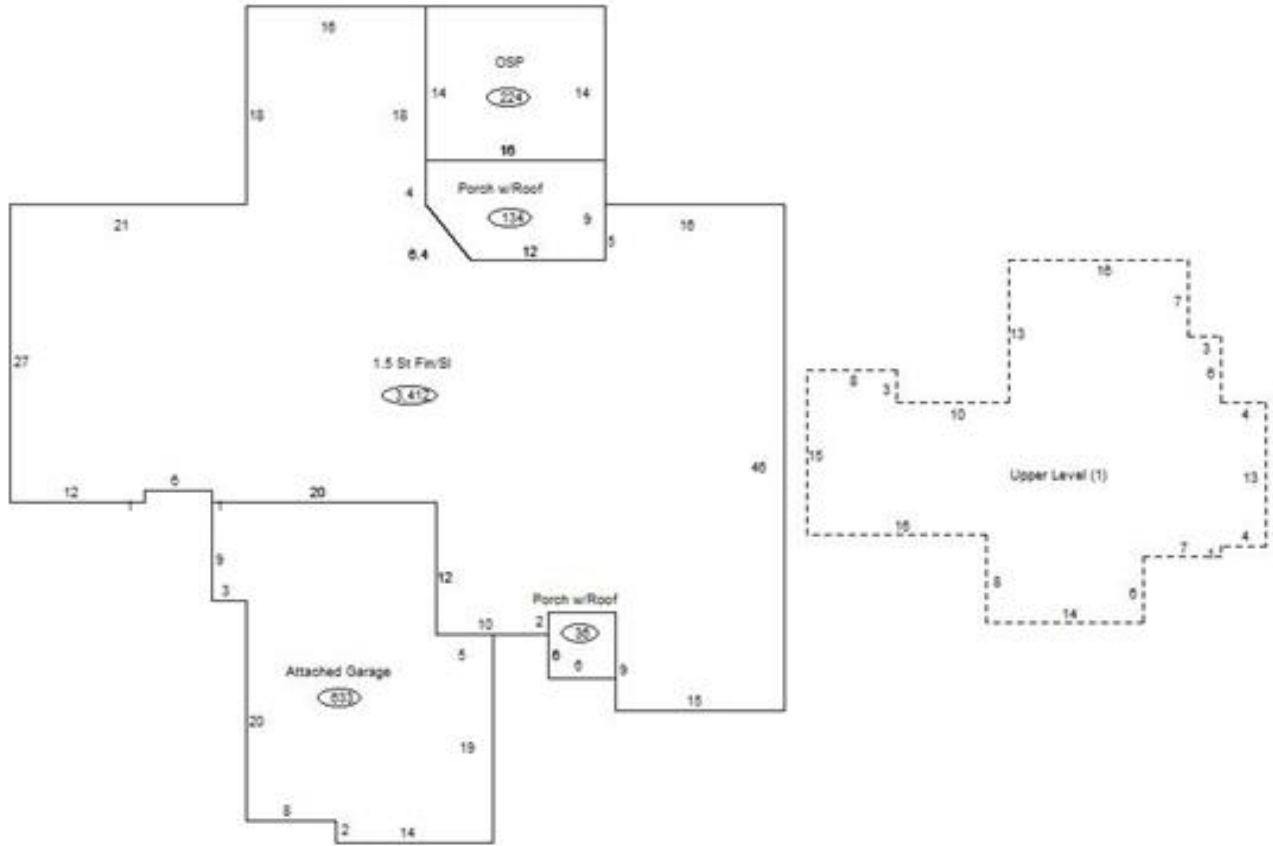
Cost Approach				Manual : 01/2025			
Base Cost	105.21	Total Misc Impr	+	16,888			
Roofing Adj	+ 4.61	Garage Cost	+	31,213			
Subfloor Adj	+ -3.41	Total RCN	=	502,784			
Heat/Cool Adj	+ 17.38	Depreciation (12%)	-	60,334			
Plumbing Adj	+ 9.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	442,450			
Adj Base Cost	= 133.26	Lot Value	+	127,853			
Total Area	x 3,412	Indicated Value	=	570,303			
Adjusted Cost	= 454,683	Value Per SqFt		167.15			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	98834		134	134	36.09		4,836
PATO	SLAB PORCH - OPEN	98835	16x14		224	13.46		3,015
PRCH	SLAB PORCH - COVERED	98836	6x6		36	36.56		1,316



Sketch Image

660081564



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	2,540	1.343	3,412
2	G	1		13	Attached Garage	633	1.000	633
3	M	PRCH		13	SLBC	134	1.000	134
4	M	PATO		13	Open Slab	224	1.000	224
5	M	PRCH		13	SLBC	36	1.000	36
6	U	^UL		13	Upper Level (1)	872	1.000	872
Total Building Area						2,540		3,412



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Page 4

660081564

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	18x20x0			360
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (31.16 x 360)		11,218		11,218	11,218
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2012	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
	Base Cost (30,000.00 x 1)		30,000		30,000	28,500