



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:43:32
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660082834 Parcel ID 21N14E-26-4-00000-000-0000 Cadastral ID 26-21-14-01111 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 252983 BOYLE, DONALD E & BRENDA L 7925 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07925 N 176TH E AVE Subdivision Lot/Block / Parcel Size 1.1 - Acres Sec/Twn/Rng 26 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27064608 -95.77801957 TR BEG NE/C OF SE; TH S 164.77'; TH W 329.61' TO POB, TH S 164.79'; TH W 329.61'; TH N 55.61'; TH N 44-56-41 E 14.14'; TH E 0' TO PT ON CRV TO L RAD 60';DIST 136.60; TH E 273.94 TO POB																																																																																																																									
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Date 04/17/2026
Time 01:43:32
Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0992 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,880.00 x .54 = 25,686 Factor Value Adjustments 1.0000 Lot Value 25,686		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,157 / 2,157
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,157
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	332,620	154.20	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.32	Total Misc Impr	+ 8,280				
Roofing Adj	+ 3.99	Garage Cost	+ 14,346				
Subfloor Adj	+ -1.05	Total RCN	= 271,220				
Heat/Cool Adj	+ 11.47	Depreciation (21%)	- 56,956				
Plumbing Adj	+ 6.52	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 214,264				
Adj Base Cost	= 115.25	Lot Value	+ 25,686				
Total Area	x 2,157	Indicated Value	= 239,950				
Adjusted Cost	= 248,594	Value Per SqFt	111.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,264		
Lot Value	25,686		
Indicated Value	239,950	111.24	Per SqFt
Agland Value			
Site Improvements	100,707		
Total Value	340,657	157.93	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	100385	19x4		76	24.03		1,826
PATO	SLAB PORCH - OPEN	100386	16x8		128	10.61		1,358



Rogers

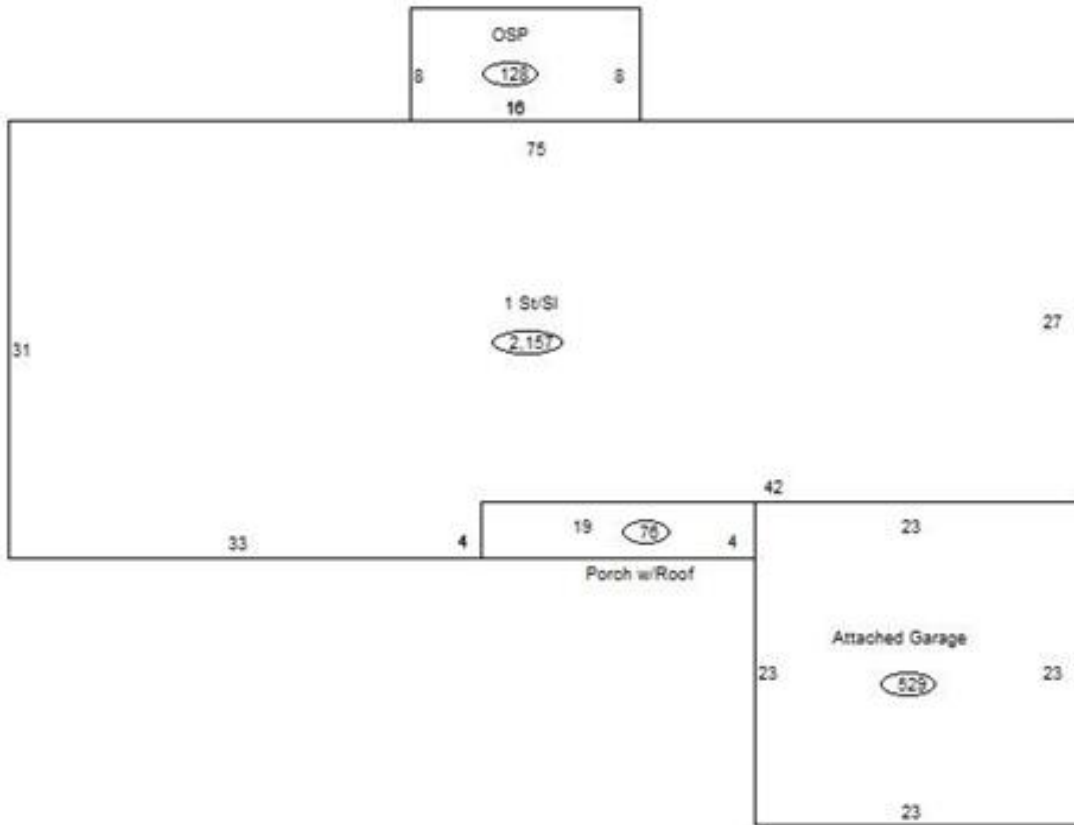
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 Page 3

Sketch Image

660082834



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,157	1.000	2,157
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PATO		13	Open Slab	128	1.000	128
Total Building Area						2,157		2,157



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Time 01:43:32
Page 4

660082834

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x50x0			2,500
	Qual	4	Cond	Year	2017	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (32.83 x 2,500)		82,075		82,075	82,075
	GRDT	GARAGE - DETACHED	30x24x0			720
	Qual	3	Cond	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (27.24 x 720)		19,613		19,613	981
						18,632