



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 660105652 Parcel ID 000000-0011-002-0-000-00 Cadastral ID 27-21-14-08810 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 344357 ROSANDER, ABIGAIL S & COLIN J 14804 E 77TH ST N OWASSO OK 74055-0000 Parcel Location Situs 14804 E 77TH ST N Subdivision PRESLEY HOLLOW Lot/Block 0002 / 0011 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																	
Legal Description Lot/Long: 36.26435365 -95.80817228																																																	
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21 0717X</td> <td>R23- NEW 2529 SQ FT SFR</td> <td>08/2021</td> <td>10/2022</td> <td>178,310</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0717X	R23- NEW 2529 SQ FT SFR	08/2021	10/2022	178,310																														
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1973		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,594.00 x 6.00 = 51,564		
Factor Value			
Adjustments	2.4452		
Lot Value	126,083		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,530 / 2,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,530
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	726 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	401,531	158.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	535,320 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.18	Total Misc Impr	+ 19,734
Roofing Adj	+ 5.81	Garage Cost	+ 41,317
Subfloor Adj	+ -4.59	Total RCN	= 410,065
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,201
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 401,864
Adj Base Cost	= 137.95	Lot Value	+ 126,083
Total Area	x 2,530	Indicated Value	= 527,947
Adjusted Cost	= 349,014	Value Per SqFt	208.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	401,864		
Lot Value	126,083		
Indicated Value	527,947	208.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	527,947	208.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155452	7x6		42	33.06		1,389
PRCH	Slab Porch - Covered	155453	367		367	31.73		11,645
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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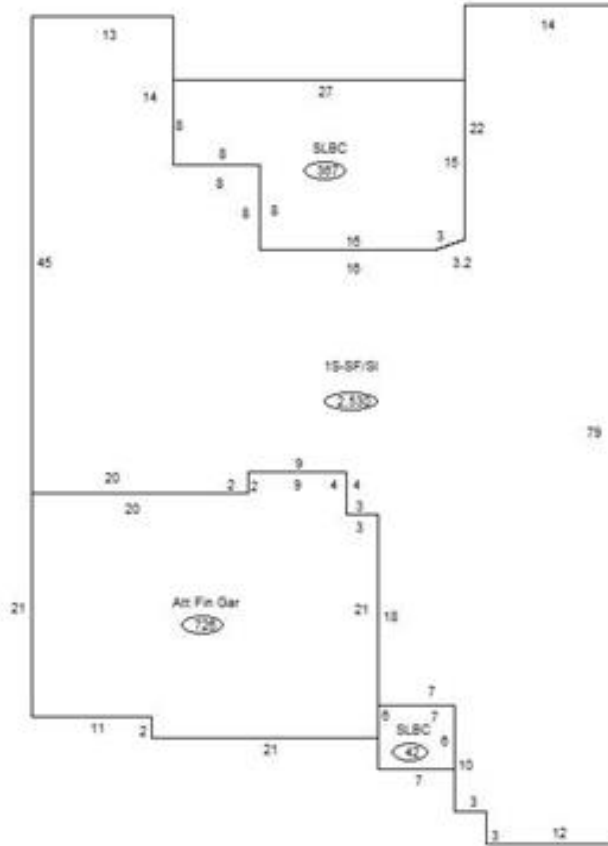
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,530	1.000	2,530
2	G	5		13	Att. Fin Gar	726	1.000	726
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	367	1.000	367
Total Building Area						2,530		2,530