



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	660001451								
Parcel ID	000000-00-0-00366-007-0016								
Cadastral ID	02-21-14-02880								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	306572								
BANCFIRST									
PO BOX 888									
CLAREMORE	OK 74018-0000								
Parcel Location									
Situs	11604 N 171ST E AVE								
Subdivision	HENRI-EDDA								
Lot/Block	0016 / 0007	Parcel Size 1 - Lots							
Sec/Twn/Rng	2 / 21 / 14 / 5								
Neighborhood	1082 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.32245510 -95.78364956									
LOT 16 BLOCK 7 HENRI-EDDA LESS S'ERLY STRIP DEEDED TO ODOT FOR HWY 20 DESC AS BEG SW/C THEREOF; TH N01-29-26W 26.35'; TH N83-13-19E 186.81'; TH S89-1503E 119'; TH S01-2926E 44.22'; TH S88-5518W 305.01' TO POB. AND INCLUDING ANY PORTION OF THAT PART OF THE VACATED									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R19- SOMETHING NEW GOIN ON IN BI	12/2017	02/2018						
R18	R18-DET GARAGE 30X26	08/2017	12/2017	12,000					
R18	R18-POSS NEW PORCHES	01/2017	07/2017						
R2012 06 16	R14-NEW 2278 SQ FT SFR	06/2012	12/2012	200,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HAEHNER, PATRICIA ANN	04/08/2026	0	10					
/	LINE, JERRY W SR	12/16/2021	560,000	YES					
2550/445	CLARK, DAN F SR	05/16/2016	270,000	YES					
2249/43	ASHLOCK, JOHN C	06/05/2012	40,000	17					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2022	Land Value	115,026	115,026	11%	12,653	Assessed	56,290 6,109.60	
Year Frozen	2018	Improvements	396,704	396,704		43,637	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	511,730	511,730		56,290	Total Taxable	56,290 6,110.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001451	HAEHNER, PATRICIA ANN	7	500,405	0	55,045	5,974.00		
2024	2024-660001451	HAEHNER, PATRICIA ANN	7	509,336	0	56,027	6,183.00		
2023	2023-660001451	HAEHNER, PATRICIA ANN	7	560,000	0	61,600	6,653.00		
2022	2022-660001451	HAEHNER, PATRICIA ANN	7	560,000	0	61,600	6,915.00		
2021	2021-660001451	LINE, JERRY W SR	7	375,126	1000	35,136	3,915.00		
2020	2020-660001451	LINE, JERRY W SR	7	371,767	1000	35,136	3,910.00		
2019	2019-660001451	LINE, JERRY W SR	7	352,124	1000	35,137	3,913.00		
2018	2018-660001451	LINE, JERRY W SR	7	359,921	1000	35,137	3,787.00		
2017	2017-660001451	LINE, JERRY W SR	7	274,071	0	30,148	3,267.00		
2016	2016-660001451	LINE, JERRY W SR	7	283,312	1000	30,074	3,275.00		
2015	2015-660001451	CLARK, DAN F SR	7	274,261	1000	29,169	3,197.00		
2014	2014-660001451	CLARK, DAN F SR	7	279,052	1000	28,616	3,162.00		
2013	2013-660001451	CLARK, DAN F SR	7	261,398	1000	27,754	3,011.00		



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size Lot Count Units Buildable 0.85 Non-Ag Acres 1.9812 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 86,303.00 x 1.33 = 115,026 Factor Value Adjustments 1.0000 Lot Value 115,026		

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	2,290 / 2,290
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,290
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	755 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	403,321	176.12	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	444,540 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.24	Total Misc Impr	+ 38,791				
Roofing Adj	+ 5.88	Garage Cost	+ 34,292				
Subfloor Adj	+ -4.62	Total RCN	= 394,965				
Heat/Cool Adj	+ 16.31	Depreciation (11%)	- 43,446				
Plumbing Adj	+ 8.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 351,519				
Adj Base Cost	= 140.56	Lot Value	+ 115,026				
Total Area	x 2,290	Indicated Value	= 466,545				
Adjusted Cost	= 321,882	Value Per SqFt	203.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	351,519		
Lot Value	115,026		
Indicated Value	466,545	203.73	Per SqFt
Agland Value			
Site Improvements	45,185		
Total Value	511,730	223.46	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	116343		206	206	32.23		6,639
PATO	SLAB PORCH - OPEN	116344	15x10		150	13.81		2,072
PRCH	SLAB PORCH - COVERED	116345		58	58	33.01		1,915
CPDT	CARPORT - DETACHED	133793	29x23		667	14.23		9,491
PRCH	SLAB PORCH - COVERED	133794	20x18		360	31.75		11,430

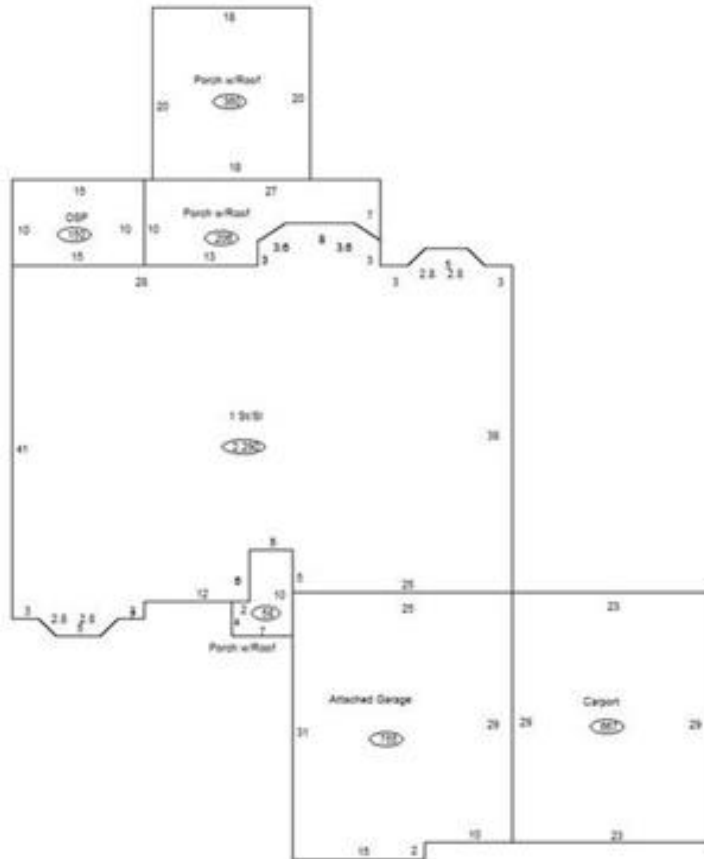


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Sketch Image

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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	1 St/SI	2,290	1.000	2,290
2	M	PRCH		13	SLBC	206	1.000	206
3	M	PATO		13	Open Slab	150	1.000	150
4	M	PRCH		13	SLBC	58	1.000	58
5	G	1		13	Attached Garage	755	1.000	755
6	M	CPDT		13	Carport	667	1.000	667
7	M	PRCH		13	SLBC	360	1.000	360
Total Building Area						2,290		2,290



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	30x26x0			780	
	Qual	3	Cond	Year	2017	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (27.24 x 780)		21,247		21,247	1,062	20,185
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	SV	SWIM VINYL	0x0x0			1	
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000	