



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:01:11
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Assessment Data					Primary Image																																																																																																																				
Account 660002211 Parcel ID 000000-00-0-00216-003-0013 Cadastral ID 03-21-14-01460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 322843 DUBOIS, JAYCE 4500 NE 455 DR SPAVINAW OK 74366-0000 Parcel Location Situs 12159 N 152ND E AVE Subdivision COUNTRY FARE SUB Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33266813 -95.80369460																																																																																																																									
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Lot Data	Square-Foot - NBHD #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.6711 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 29,233.00 x 2.19 = 63,991 Factor Value Adjustments 1.0000 Lot Value 63,991		<p>06/28/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-29\IMG_001' 7/1/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,400
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 78,158 55.83 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	85.65	Total Misc Impr	+ 3,972				
Roofing Adj	+ 3.87	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 135,376				
Heat/Cool Adj	+ 0.76	Depreciation (59%)	- 79,872				
Plumbing Adj	+ 3.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 55,504				
Adj Base Cost	= 93.86	Lot Value	+ 63,991				
Total Area	x 1,400	Indicated Value	= 119,495				
Adjusted Cost	= 131,404	Value Per SqFt	85.35				

Value Reconciliation
Selected Approach Cost Approach Improvements 55,504 Lot Value 63,991 Indicated Value 119,495 85.35 Per SqFt Agland Value Site Improvements Total Value 119,495 85.35 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	5951	24x8		192	20.69		3,972



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Sketch Image

660002211



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,400	1.000	1,400
2	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,400		1,400