



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004974 <b>Parcel ID</b> 000000-00-0-00468-009-0013 <b>Cadastral ID</b> 06-21-15-01930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 287146 RICHARDSON, DAVID W &  CYNTHIA PO BOX 656 OWASSO OK 74055-0000					<p style="text-align: right; color: orange;">04/21/2022 11:46</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0421\IMG_0061. 4/22/2022</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 11752 N 194TH E AVE <b>Subdivision</b> LOOKING GLASS ESTATE <b>Lot/Block</b> 0013 / 0009 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32487909 -95.75691969					<b>Building Permits</b> <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>7448</td> <td>NEW HOME R4</td> <td>06/2002</td> <td>02/2004</td> <td>67,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7448	NEW HOME R4	06/2002	02/2004	67,500																																																																																																						
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.4007 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 17,454.00 x 1.81 = 31,512 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 31,512		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0421\IMG_0061. 4/22/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,040 / 1,040
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,040
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2002 / 18

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	101.23	<b>Total Misc Impr</b>	+ 8,426
<b>Roofing Adj</b>	+ 5.45	<b>Garage Cost</b>	+ 11,700
<b>Subfloor Adj</b>	+ -1.22	<b>Total RCN</b>	= 147,318
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 22%)</b>	- 32,410
<b>Plumbing Adj</b>	+ 5.37	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 114,908
<b>Adj Base Cost</b>	= 122.30	<b>Lot Value</b>	+ 31,512
<b>Total Area</b>	x 1,040	<b>Indicated Value</b>	= 146,420
<b>Adjusted Cost</b>	= 127,192	<b>Value Per SqFt</b>	140.79

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	150,533	144.74	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	151,320		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	114,908		
<b>Lot Value</b>	31,512		
<b>Indicated Value</b>	146,420	140.79	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	146,420	140.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12640	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	12641	22x13		286	23.29		6,661
PATO	SLAB PORCH - OPEN	12642	22x5		110	10.76		1,184



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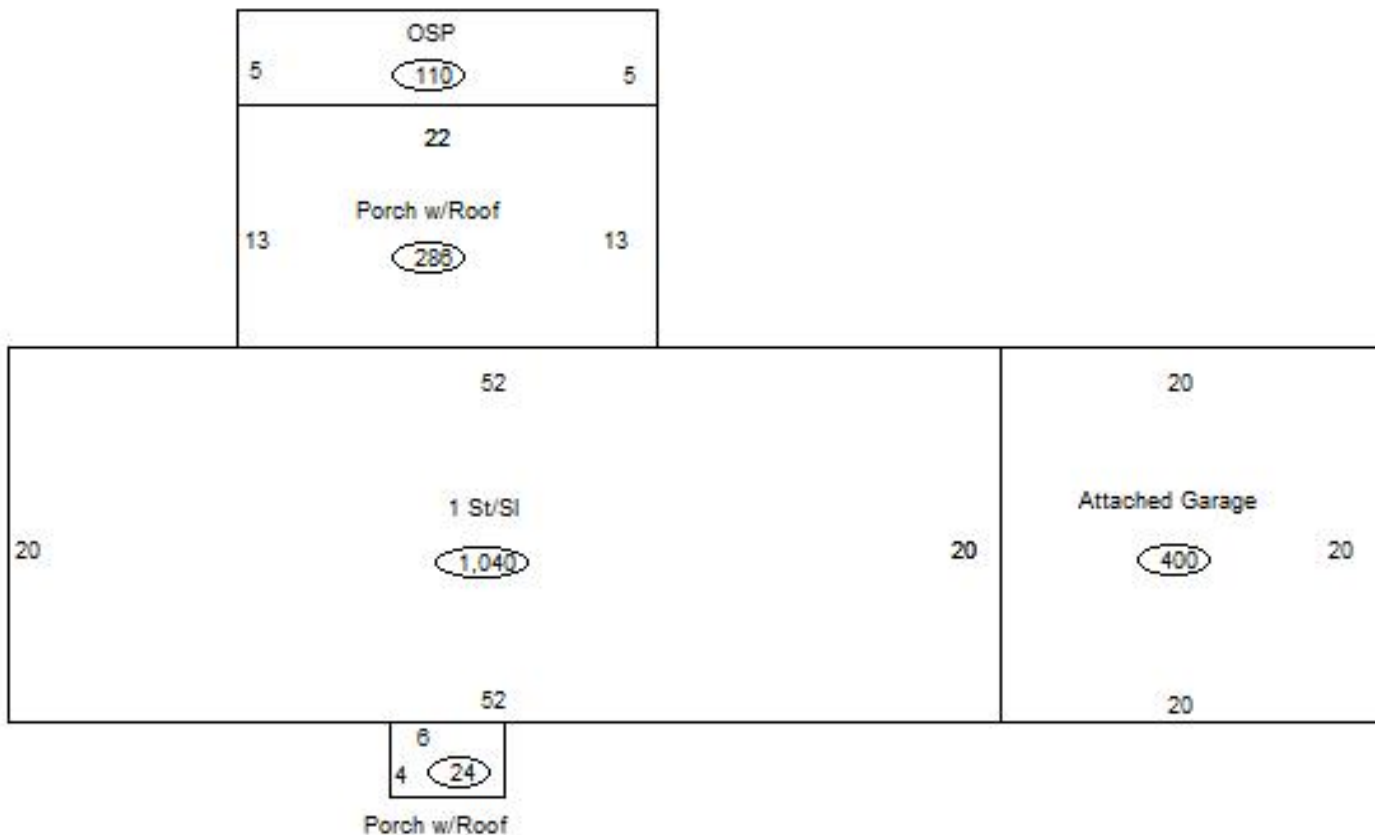
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### Sketch Image

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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	1 St/Sl	1,040	1.000	1,040
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	286	1.000	286
5	M	PATO		13	Open Slab	110	1.000	110
<b>Total Building Area</b>						<b>1,040</b>		<b>1,040</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )					