



# 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> 660005469 <b>Parcel ID</b> 000000-00-0-00708-004-0009 <b>Cadastral ID</b> 06-21-15-07040 <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> 346879 PEARSON, STEVEN  12123 N 125TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 04789 E 474 RD <b>Subdivision</b> ROLLING MEADOWS PARK <b>Lot/Block</b> 0009 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0419\IMG_0024. 4/20/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33155070 -95.74411345																			
LOT 9 BLOCK 4 ROLLING MEADOWS PARK					<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>6517</td> <td>ADDING GARAGE</td> <td>01/2000</td> <td>03/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6517	ADDING GARAGE	01/2000	03/2001	
Number	Description	Opened	Closed	Amount															
6517	ADDING GARAGE	01/2000	03/2001																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	HAWTON, MARK A &	04/12/2025	325,000	WG										
					/	BAUMAN, WILLIAM R &	09/27/2018	270,000	WG										
					1444/476	BAUMAN, BILL R TRUSTEE	12/30/2002	0	4										
					921/48	HOMES BY BETTY &	06/30/1993	68,000	Yes										
					913/75	STIPES, DOUGLAS WAYNE	04/28/1993	9,833	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	2026	<b>Land Value</b>	77,903	77,903	11%	8,569	<b>Assessed</b>	28,055	3,045.03										
Year Frozen	0	<b>Improvements</b>	177,149	177,149		19,486	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
TIF Project ID	0	<b>Total Value</b>	255,052	255,052		28,055	<b>Total Taxable</b>	28,055	3,045.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660005469	PEARSON, STEVEN			7	256,153	1000	27,177	2,960.00										
2024	2024-660005469	HAWTON, MARK A &			7	276,539	1000	26,880	2,980.00										
2023	2023-660005469	HAWTON, MARK A &			7	248,662	1000	26,068	2,830.00										
2022	2022-660005469	HAWTON, MARK A &			7	253,865	1000	25,279	2,852.00										
2021	2021-660005469	HAWTON, MARK A &			7	231,945	1000	24,514	2,735.00										
2020	2020-660005469	HAWTON, MARK A &			7	228,527	1000	23,974	2,673.00										
2019	2019-660005469	HAWTON, MARK A &			7	220,422	1000	23,246	2,593.00										
2018	2018-660005469	HAWTON, MARK A &			7	200,582	1000	10,874	1,182.00										
2017	2017-660005469	BAUMAN, WILLIAM R &			7	198,993	1000	10,529	1,155.00										
2016	2016-660005469	BAUMAN, WILLIAM R &			7	194,388	1000	10,192	1,120.00										
2015	2015-660005469	BAUMAN, WILLIAM R &			7	190,682	1000	9,867	1,091.00										
2014	2014-660005469	BAUMAN, WILLIAM R &			7	180,833	1000	9,550	1,065.00										
2013	2013-660005469	BAUMAN, WILLIAM R &			7	171,168	1000	9,243	1,012.00										



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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 115500 <b>Non-Ag Acres</b> 2.3537 <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> 102,525.00 x .76 = 77,903 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 77,903		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0419\IMG_0024. 4/20/2022</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% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,396 / 2,032
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,396
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	2 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	720 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	87.69	<b>Total Misc Impr</b>	+ 34,621
<b>Roofing Adj</b>	+ 3.09	<b>Garage Cost</b>	+ 18,475
<b>Subfloor Adj</b>	+ -0.83	<b>Total RCN</b>	= 268,407
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	- 91,258
<b>Plumbing Adj</b>	+ 4.54	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 177,149
<b>Adj Base Cost</b>	= 105.96	<b>Lot Value</b>	+ 77,903
<b>Total Area</b>	x 2,032	<b>Indicated Value</b>	= 255,052
<b>Adjusted Cost</b>	= 215,311	<b>Value Per SqFt</b>	125.52

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>	229,096	112.74	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	381,590 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	177,149		
<b>Lot Value</b>	77,903		
<b>Indicated Value</b>	255,052	125.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	255,052	125.52	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	12997		194	194	23.59	4,576
EPSW	ENCLOSED PORCH - SOLID WALL	12998	22x15		330	60.97	20,120
PATO	SLAB PORCH - OPEN	13001		594	594	8.13	4,829



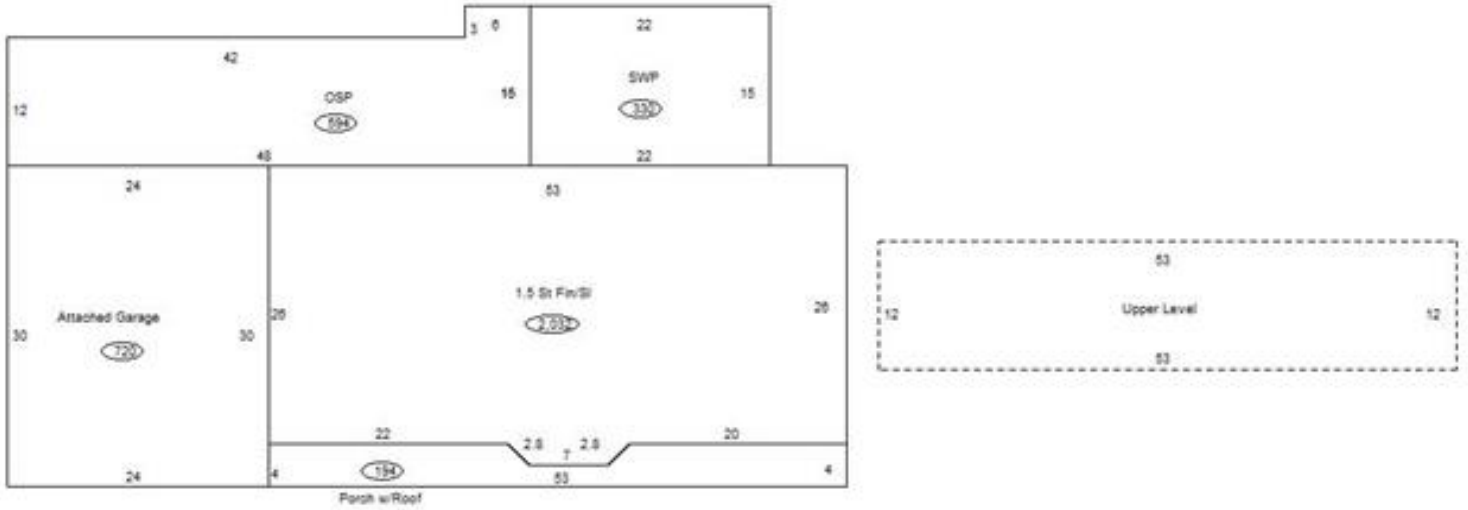
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,396	1.456	2,032
2	M	PRCH		13	SLBC	194	1.000	194
3	M	EPSW		13	EPSW	330	1.000	330
4	G	1		13	Attached Garage	720	1.000	720
5	U	^UL	Overhang	13	Upper Level	636	1.000	636
6	M	PATO		13	Open Slab	594	1.000	594
<b>Total Building Area</b>						1,396		2,032



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% 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 (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					