



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:18:24
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Assessment Data					Primary Image																																																																																																																				
Account 660005988 Parcel ID 000000-00-0-00705-003-0012 Cadastral ID 07-21-15-01500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 304006 EUBANKS, ANDREW J & TARA M 15101 E 109TH PL N OWASSO OK 74055-0000 Parcel Location Situs 04433 E 490 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30833549 -95.75110449 LOT 12 BLOCK 3 ROLLING MEADOWS EXT																																																																																																																									
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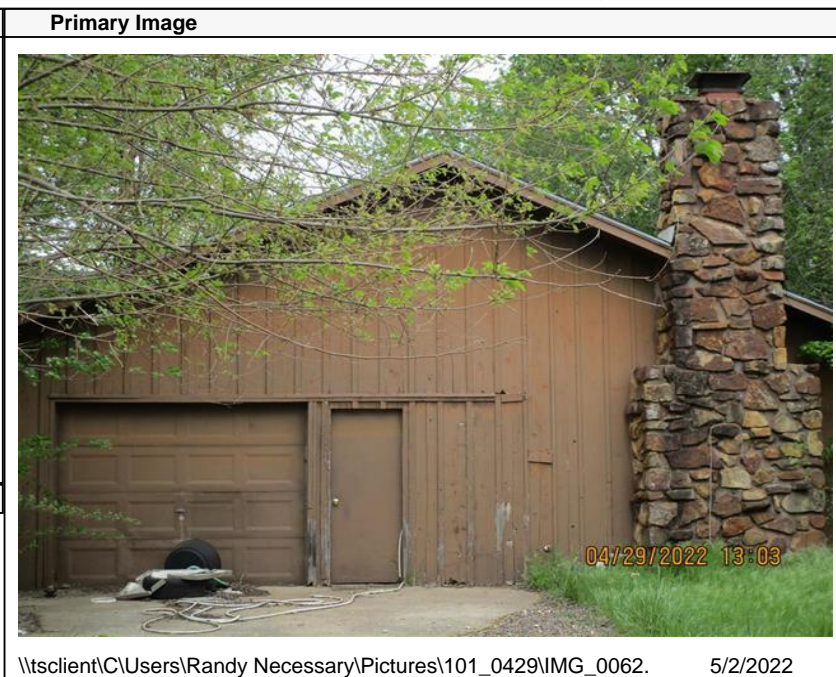
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.9824		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	217,035.00 x .63 = 137,817		
Factor Value			
Adjustments	1.0000		
Lot Value	137,817		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,052 / 2,052
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,052
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	384 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 74

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	205,626	100.21	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.44	Total Misc Impr	+	9,625	
Roofing Adj	+ 4.24	Garage Cost	+	11,351	
Subfloor Adj	+ -1.09	Total RCN	=	274,501	
Heat/Cool Adj	+ 11.47	Depreciation (76%)	-	208,621	
Plumbing Adj	+ 4.49	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	65,880	
Adj Base Cost	= 123.55	Lot Value	+	137,817	
Total Area	x 2,052	Indicated Value	=	203,697	
Adjusted Cost	= 253,525	Value Per SqFt		99.27	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,880		
Lot Value	137,817		
Indicated Value	203,697	99.27	Per SqFt
Agland Value			
Site Improvements	25,107		
Total Value	228,804	111.50	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	14066		192	192	23.59		4,529



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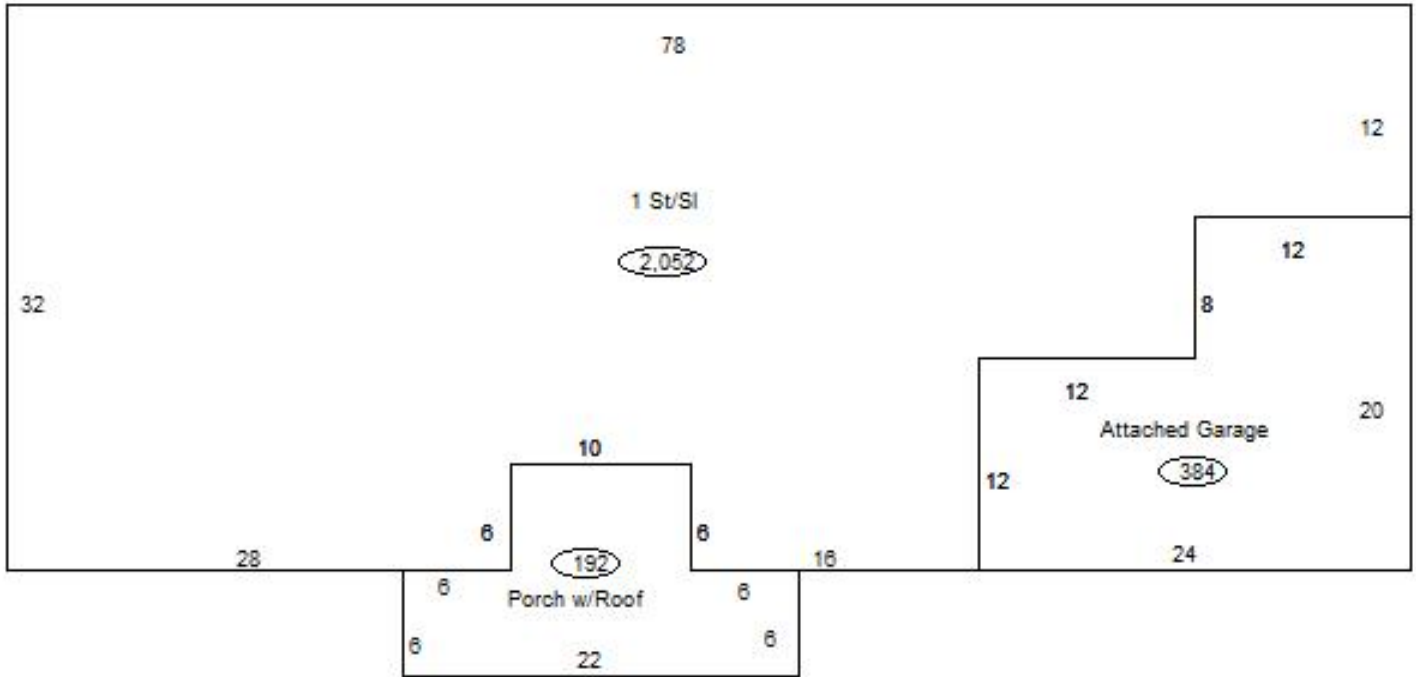
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Sketch Image

660005988



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,052	1.000	2,052
2	G	1		13	Attached Garage	384	1.000	384
3	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						2,052		2,052



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,920
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (28.29 x 1,920)		54,317	54,317	29,874	24,443
	LF	LOAFING SHED	0x0x0			240
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 240)		1,022	1,022	358	664
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					