



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011597 <b>Parcel ID</b> 000000-00-0-00384-001-0009 <b>Cadastral ID</b> 11-21-14-04160 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 342662 PIDGEON, LESLIE L & COLLEEN K REVOCABLE LIVING TRUST  17537 E 112TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17537 E 112TH ST N <b>Subdivision</b> HOFFMAN ACRES <b>Lot/Block</b> 0009 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31787763 -95.78110685																																																																																																																									
<b>Legal Description</b> LOT 9 BLOCK 1 HOFFMAN ACRES					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0793 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,015.00 x 1.79 = 84,046 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 84,046		

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>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,701 / 1,701
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,701
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1988 / 29

\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2022-9-6\IMG\_0003. 9/6/2022

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>	215,150	126.48	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	221,190		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	102.80	<b>Total Misc Impr</b>	+	7,207	
<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+	13,854	
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	235,064	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 39%)</b>	-	91,675	
<b>Plumbing Adj</b>	+ 8.28	<b>Lump Sums</b>	+	31,760	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	175,149	
<b>Adj Base Cost</b>	= 125.81	<b>Lot Value</b>	+	84,046	
<b>Total Area</b>	x 1,701	<b>Indicated Value</b>	=	259,195	
<b>Adjusted Cost</b>	= 214,003	<b>Value Per SqFt</b>		152.38	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	175,149		
<b>Lot Value</b>	84,046		
<b>Indicated Value</b>	259,195	152.38	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,892		
<b>Total Value</b>	290,087	170.54	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	27420	22x4		88	23.99		2,111
RPH	Res. Pool House	121726	1588		1,588	20.00		31,760



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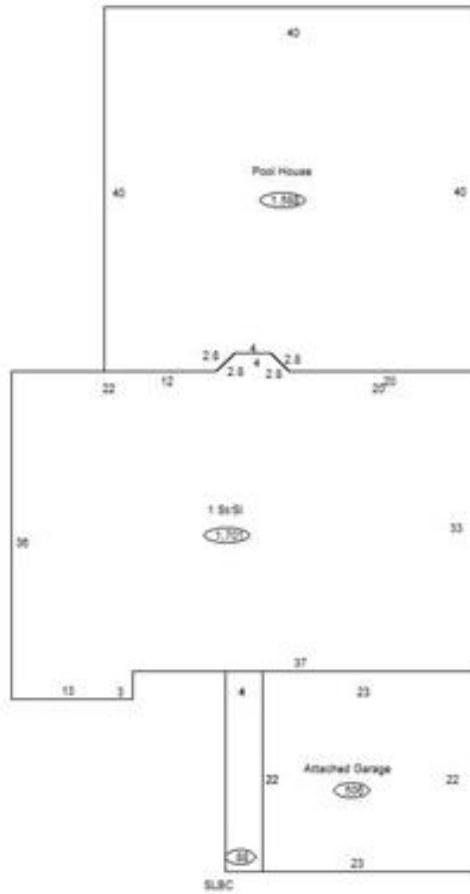
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Sketch Image

660011597



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,701	1.000	1,701
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	88	1.000	88
4	M	RPH		13	Pool House	1,588	1.000	1,588
<b>Total Building Area</b>						<b>1,701</b>		<b>1,701</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			1,440
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>
Base Cost (9.88 x 1,440)		14,227		14,227	8,536	5,691
	BARN BARN		0x0x0			640
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>
Base Cost (10.48 x 640)		6,707		6,707	1,006	5,701
	SG SWIM-GUNITE		0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>
Base Cost (30,000.00 x 1)		30,000		30,000	10,500	19,500