



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:08:17
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Assessment Data					Primary Image																																																																																																																				
Account 660011622 Parcel ID 000000-00-0-00384-002-0002 Cadastral ID 11-21-14-04410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 336073 JETTON, JACQUELINE & CHRISTOPHER CLUGSTON 17630 E 112TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17630 E 112TH ST N Subdivision HOFFMAN ACRES Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31689236 -95.77716352																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1429	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	49,783.00 x 1.75 = 87,036	
Factor Value		
Adjustments	1.0000	
Lot Value	87,036	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,330 / 1,330
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	134,491	101.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	166,220		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,768		
Lot Value	87,036		
Indicated Value	199,804	150.23	Per SqFt
Agland Value			
Site Improvements	9,852		
Total Value	209,656	157.64	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.00	Total Misc Impr	+	19,220			
Roofing Adj	+ 5.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	197,839			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	85,071			
Plumbing Adj	+ 11.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,768			
Adj Base Cost	= 134.30	Lot Value	+	87,036			
Total Area	x 1,330	Indicated Value	=	199,804			
Adjusted Cost	= 178,619	Value Per SqFt		150.23			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	27472	12x10		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	27473	20x12		240	26.18		6,283
EPSW	ENCLOSED PORCH - SOLID WALL	27474	14x10		140	69.65		9,751



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			510
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 510) 5,345		Modifier Total	RCN 5,345	Depr (45% Phys/ % Func) 2,405	RCNLD 2,940
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 720) 11,520		Modifier Total	RCN 11,520	Depr (40% Phys/ % Func) 4,608	RCNLD 6,912