



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660011654													
Parcel ID	000000-00-0-00801-001-0003													
Cadastral ID	11-21-14-04730													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	165614													
ERICKSON, JEFFREY A &														
JANET E KOSTER-ERICKSON														
17313 E 110TH ST N														
OWASSO OK 74055-0000														
Parcel Location														
Situs	17313 E 110TH ST N													
Subdivision	SUNRISE ESTATES													
Lot/Block	0003 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	11 / 21 / 14 / 5													
Neighborhood	1047 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.31427345 -95.77765172														
LOT 3 BLOCK 1 SUNRISE ESTATES														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
965/372	SHEETS, JIMMY R II &	08/12/1994	87,000	Yes										
863/528			79,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value 79,488	30,850	11%	3,394	Assessed	18,325	1,795.12						
Year Frozen	0	Improvements 171,208	135,739		14,931	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00						
TIF Project ID	0	Total Value 250,696	166,589		18,325	Total Taxable	17,325	1,697.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011654	ERICKSON, JEFFREY A &	3	244,456	1000	16,791	1,645.00							
2024	2024-660011654	ERICKSON, JEFFREY A &	3	268,993	1000	16,273	1,563.00							
2023	2023-660011654	ERICKSON, JEFFREY A &	3	213,337	1000	15,770	1,478.00							
2022	2022-660011654	ERICKSON, JEFFREY A &	3	189,093	1000	15,281	1,497.00							
2021	2021-660011654	ERICKSON, JEFFREY A &	3	184,818	1000	14,808	1,433.00							
2020	2020-660011654	ERICKSON, JEFFREY A &	3	171,076	1000	14,347	1,386.00							
2019	2019-660011654	ERICKSON, JEFFREY A &	3	164,691	1000	13,900	1,344.00							
2018	2018-660011654	ERICKSON, JEFFREY A &	3	170,748	1000	13,466	1,253.00							
2017	2017-660011654	ERICKSON, JEFFREY A &	3	169,363	1000	13,045	1,227.00							
2016	2016-660011654	ERICKSON, JEFFREY A &	3	165,044	1000	12,635	1,190.00							
2015	2015-660011654	ERICKSON, JEFFREY A &	3	160,158	1000	12,239	1,161.00							
2014	2014-660011654	ERICKSON, JEFFREY A &	3	161,464	1000	11,853	1,135.00							
2013	2013-660011654	ERICKSON, JEFFREY A &	3	142,660	1000	11,479	1,075.00							



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9824	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,794.00 x 1.86 = 79,488	
Factor Value		
Adjustments	1.0000	
Lot Value	79,488	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,578 / 1,578
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,578
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	832 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,170	142.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	248,980 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,208		
Lot Value	79,488		
Indicated Value	250,696	158.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	250,696	158.87	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	117.14	Total Misc Impr	+ 18,304				
Roofing Adj	+ 4.92	Garage Cost	+ 24,785				
Subfloor Adj	+ -2.31	Total RCN	= 267,512				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 96,304				
Plumbing Adj	+ 9.83	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,208				
Adj Base Cost	= 142.22	Lot Value	+ 79,488				
Total Area	x 1,578	Indicated Value	= 250,696				
Adjusted Cost	= 224,423	Value Per SqFt	158.87				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	27538		160	160	26.43		4,229
PRCH	SLAB PORCH - COVERED	27539	15x12		180	26.36		4,745
PATO	SLAB PORCH - OPEN	27540	36x12		432	8.60		3,715



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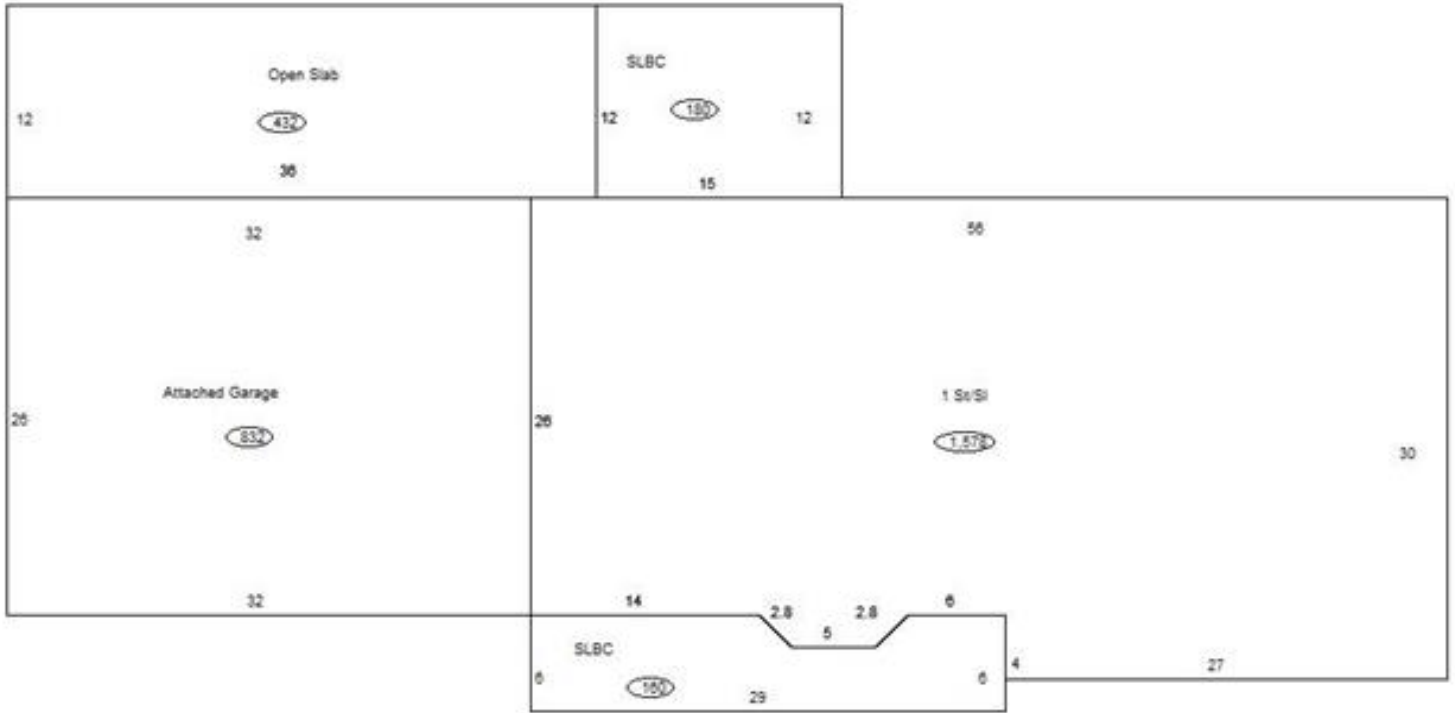
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,578	1.000	1,578
2	G	1		10	Attached Garage	832	1.000	832
3	M	PRCH		10	SLBC	160	1.000	160
4	M	PRCH		10	SLBC	180	1.000	180
5	M	PATO		10	Open Slab	432	1.000	432
Total Building Area						1,578		1,578



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 2	Year 2018	Eff Age 8	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 168)		786		786	786	