



# 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	660011662								
Parcel ID	000000-00-0-00801-002-0002								
Cadastral ID	11-21-14-04810								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	263075								
CHATWIN, KEVIN W &									
SHANNON R									
17315 E 109TH ST N									
OWASSO OK 74055-0000									
Parcel Location					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022				
Situs	17315 E 109TH ST N								
Subdivision	SUNRISE ESTATES								
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					Building Permits				
Lot/Long: 36.31237014 -95.77715238									
LOT 2 BLOCK 2 SUNRISE ESTATES									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1023/819	PEARSON, GARY W &	11/22/1996	102,000	Yes
					971/385	BISZANTZ, SHARON J-WILLIAMS	10/17/1994	103,000	Yes
					903/298	SELLER	12/23/1992	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	85,601	33,390	11%	3,673	Assessed	24,014	2,352.41
Year Frozen	0	Improvements	214,893	184,923		20,341	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0	Total Value	300,494	218,313		24,014	Total Taxable	23,014	2,254.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011662	CHATWIN, KEVIN W &	3	293,378	1000	22,315	2,186.00		
2024	2024-660011662	CHATWIN, KEVIN W &	3	326,788	1000	21,636	2,079.00		
2023	2023-660011662	CHATWIN, KEVIN W &	3	257,307	1000	20,977	1,966.00		
2022	2022-660011662	CHATWIN, KEVIN W &	3	232,162	1000	20,337	1,992.00		
2021	2021-660011662	CHATWIN, KEVIN W &	3	222,627	1000	19,715	1,907.00		
2020	2020-660011662	CHATWIN, KEVIN W &	3	211,270	1000	19,112	1,846.00		
2019	2019-660011662	CHATWIN, KEVIN W &	3	200,481	1000	18,526	1,791.00		
2018	2018-660011662	CHATWIN, KEVIN W &	3	207,497	1000	17,958	1,672.00		
2017	2017-660011662	CHATWIN, KEVIN W &	3	205,385	1000	17,406	1,637.00		
2016	2016-660011662	CHATWIN, KEVIN W &	3	200,332	1000	16,869	1,588.00		
2015	2015-660011662	CHATWIN, KEVIN W &	3	194,336	1000	16,349	1,550.00		
2014	2014-660011662	CHATWIN, KEVIN W &	3	200,297	1000	15,844	1,517.00		
2013	2013-660011662	CHATWIN, KEVIN W &	3	177,002	1000	15,353	1,438.00		



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1124	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	48,455.00 x 1.77 = 85,601	
Factor Value		
Adjustments	1.0000	
Lot Value	85,601	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	81% 1 1/2 Story Finished 19% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,042 / 2,521
Style	81% 1 1/2 Story Finished - 19% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,042
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30

Cost Approach		Manual : 01/2025	
Base Cost	96.01	Total Misc Impr	+ 26,001
Roofing Adj	+ 3.79	Garage Cost	+ 0
Subfloor Adj	+ -1.77	Total RCN	= 320,529
Heat/Cool Adj	+ 12.64	Depreciation ( 37%)	- 118,596
Plumbing Adj	+ 6.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,933
Adj Base Cost	= 116.83	Lot Value	+ 85,601
Total Area	x 2,521	Indicated Value	= 287,534
Adjusted Cost	= 294,528	Value Per SqFt	114.06

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	231,170 91.70 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	273,620 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	201,933
Lot Value	85,601
Indicated Value	287,534 114.06 Per SqFt
Agland Value	
Site Improvements	12,960
Total Value	300,494 119.20 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	27575		240	240	26.18		6,283
EPSW	ENCLOSED PORCH - SOLID WALL	27576	17x12		204	69.13		14,103



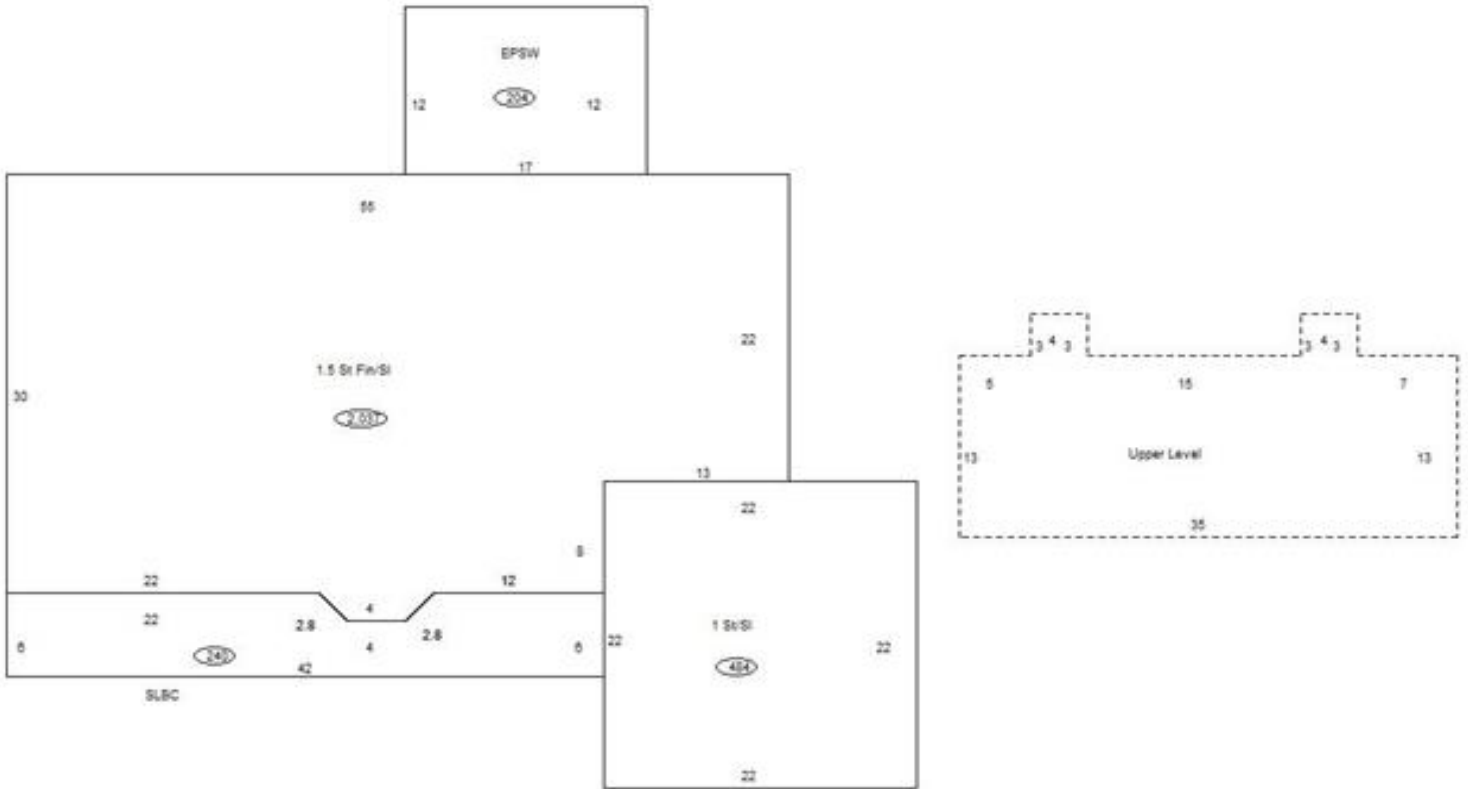
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,558	1.307	2,037
2	R	1	Slab	10	1 St/SI	484	1.000	484
3	M	PRCH		10	SLBC	240	1.000	240
4	M	EPSW		10	EPSW	204	1.000	204
5	U	^UL		10	Upper Level	479	1.000	479
<b>Total Building Area</b>						<b>2,042</b>		<b>2,521</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			900
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 900)		14,400	14,400	1,440		12,960