



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:24:36
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Assessment Data					Primary Image																																																																																																																				
Account 660011663 Parcel ID 000000-00-0-00801-002-0003 Cadastral ID 11-21-14-04820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 118424 STEPHENSON, CHARLES HARRISON & DEBBI DEEANNE 17313 E 109TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17313 E 109TH ST N Subdivision SUNRISE ESTATES Lot/Block 0003 / 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: 36.31237732 -95.77766929																																																																																																																									
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1552 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 50,321.00 x 1.74 = 87,617 Factor Value Adjustments 1.0000 Lot Value 87,617		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,566 / 2,002
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	856 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30



\\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	
Adjusted R	0.8445		
Indicated Value	270,855	135.29	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	329,780 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,792		
Lot Value	87,617		
Indicated Value	267,409	133.57	Per SqFt
Agland Value			
Site Improvements	14,352		
Total Value	281,761	140.74	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.63	Total Misc Impr	+ 13,678				
Roofing Adj	+ 3.77	Garage Cost	+ 25,500				
Subfloor Adj	+ -1.81	Total RCN	= 285,384				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 105,592				
Plumbing Adj	+ 7.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 179,792				
Adj Base Cost	= 122.98	Lot Value	+ 87,617				
Total Area	x 2,002	Indicated Value	= 267,409				
Adjusted Cost	= 246,206	Value Per SqFt	133.57				

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	27580	25x5		125	26.54		3,318
PRCH	SLAB PORCH - COVERED	27581	15x12		180	26.36		4,745



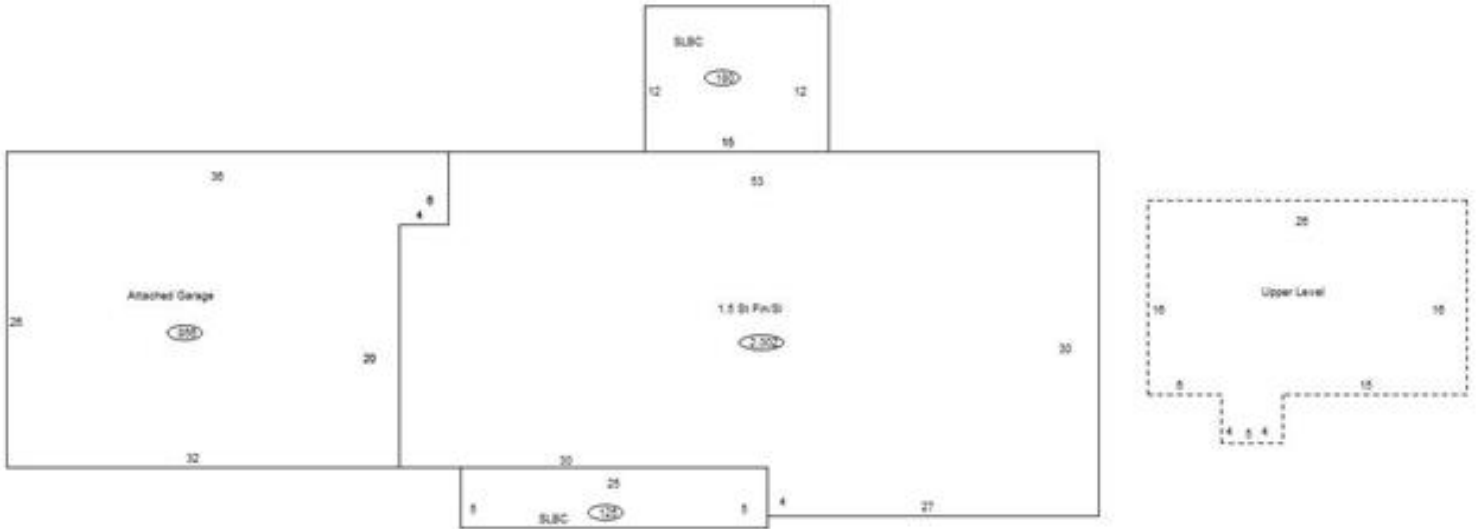
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Sketch Image

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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	1,566	1.278	2,002
2	G	1		10	Attached Garage	856	1.000	856
3	M	PRCH		10	SLBC	125	1.000	125
4	M	PRCH		10	SLBC	180	1.000	180
5	U	^UL		10	Upper Level	436	1.000	436
Total Building Area						1,566		2,002



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,380
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,380)	22,080	22,080	7,728	14,352