



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:24:49  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011676 <b>Parcel ID</b> 000000-00-0-00801-003-0004 <b>Cadastral ID</b> 11-21-14-04950 <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> 348421 LEHRMAN, PHIL  17312 E 109TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17312 E 109TH ST N <b>Subdivision</b> SUNRISE ESTATES <b>Lot/Block</b> 0004 / 0003 <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: 36.31142426 -95.77828686																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9209		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	40,116.00 x 1.91 =	76,595	
Factor Value			
Adjustments	2.4837		
Lot Value	190,239		



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

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,904 / 2,970
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1985 / 14

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	406,679 136.93 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	361,660 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	357,691
Lot Value	190,239
Indicated Value	547,930 184.49 Per SqFt
Agland Value	
Site Improvements	32,072
Total Value	580,002 195.29 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.96	Total Misc Impr	+ 12,579
Roofing Adj	+ 3.92	Garage Cost	+ 27,101
Subfloor Adj	+ -3.00	Total RCN	= 415,920
Heat/Cool Adj	+ 16.31	Depreciation ( 14%)	- 58,229
Plumbing Adj	+ 8.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 357,691
Adj Base Cost	= 126.68	Lot Value	+ 190,239
Total Area	x 2,970	Indicated Value	= 547,930
Adjusted Cost	= 376,240	Value Per SqFt	184.49

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	27647		9x8	72	32.96		2,373
PRCH	SLAB PORCH - COVERED	27648		10x9	90	32.91		2,962



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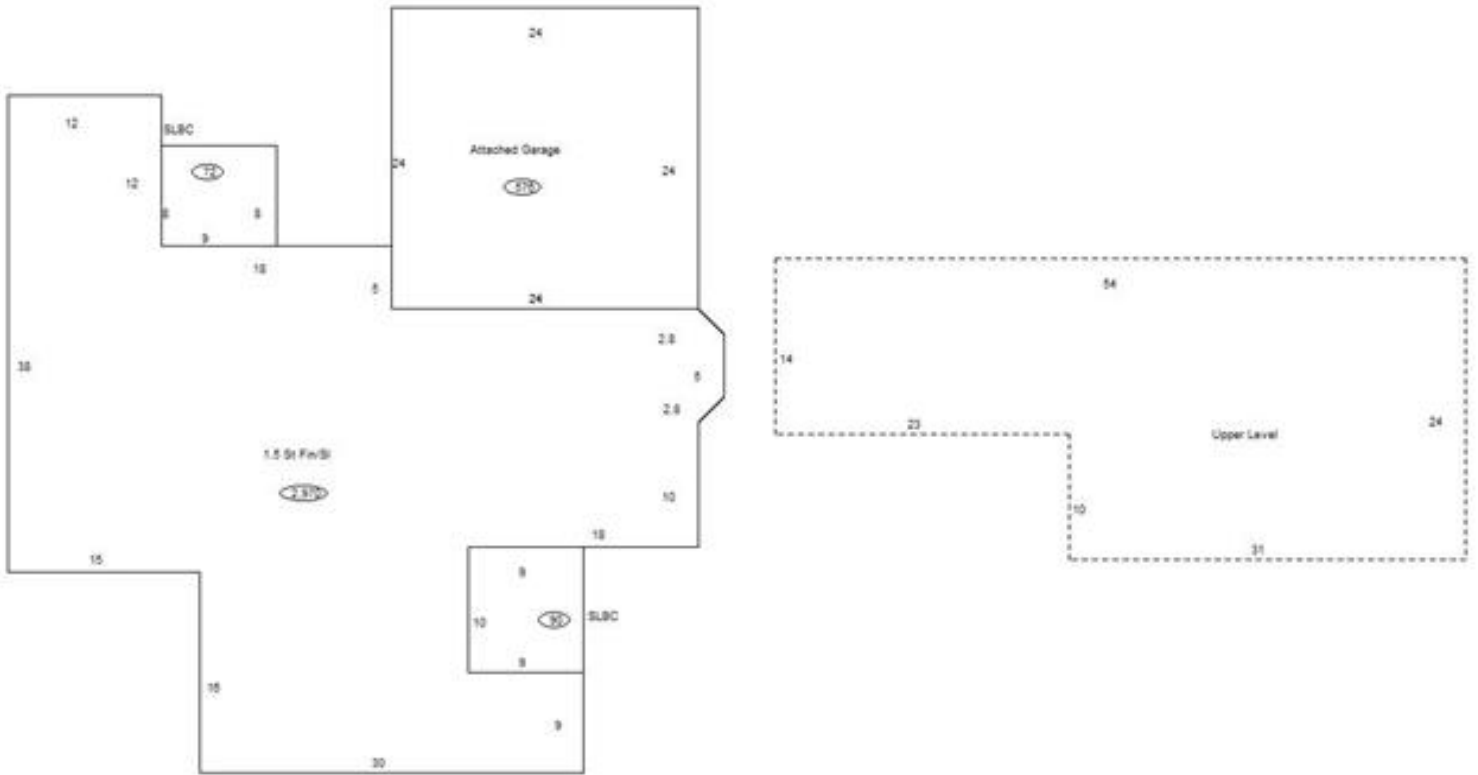
Date 04/16/2026

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### Sketch Image

660011676



### 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	1,904	1.560	2,970
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PRCH		10	SLBC	90	1.000	90
5	U	^UL		10	Upper Level	1,066	1.000	1,066
<b>Total Building Area</b>						1,904		2,970



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BALW	Balcony - Wood	8x9x0			72
	Qual 2	Cond 2	Year 1985	Eff Age 27		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.04 x 72)	1,803		1,803	1,442
	STA	STG AVG	0x0x0			375
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.02 x 375)	2,633		2,633	922
	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 (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000

