



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011706 <b>Parcel ID</b> 000000-00-0-00873-002-0011 <b>Cadastral ID</b> 11-21-14-05250 <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> 123684 CURFMAN, GEORGE D  16702 E 109 ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16702 E 109TH ST N <b>Subdivision</b> VILLAGE <b>Lot/Block</b> 0011 / 0002 <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: 36.31163376 -95.78709101																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2308 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 53,615.00 x 1.70 = 91,174 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 91,174		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,656 / 1,656
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,656
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	201,296	121.56	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	231,710		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	140,959		
<b>Lot Value</b>	91,174		
<b>Indicated Value</b>	232,133	140.18	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	10,349		
<b>Total Value</b>	242,482	146.43	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.91	<b>Total Misc Impr</b>	+ 12,548				
<b>Roofing Adj</b>	+ 4.77	<b>Garage Cost</b>	+ 15,527				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 247,296				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 106,337				
<b>Plumbing Adj</b>	+ 9.37	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 140,959				
<b>Adj Base Cost</b>	= 132.38	<b>Lot Value</b>	+ 91,174				
<b>Total Area</b>	x 1,656	<b>Indicated Value</b>	= 232,133				
<b>Adjusted Cost</b>	= 219,221	<b>Value Per SqFt</b>	140.18				

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	27780		112	112	26.58		2,977
PATO	SLAB PORCH - OPEN	27781	23x20		460	8.60		3,956





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			924
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 924)		14,784	14,784	4,435		10,349