



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:26:11  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660011741 <b>Parcel ID</b> 000000-00-0-00876-001-0002 <b>Cadastral ID</b> 11-21-14-05600 <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> 121864 LYON, RICHARD W & KAREN D TRUSTEES  17209 E 110TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17209 E 110TH ST N <b>Subdivision</b> VILLAGE SECOND <b>Lot/Block</b> 0002 / 0001 <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: 36.31428613 -95.78162123 LOT 2 BLOCK 1 VILLAGE SECOND																																																																																																																				
<b>Building Permits</b> <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>R24 167</td> <td>NEW DTCH ACC BLDG 30X40</td> <td>06/2024</td> <td>08/2024</td> <td>33,257</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 167	NEW DTCH ACC BLDG 30X40	06/2024	08/2024	33,257	<b>Sale History</b> <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2607/202</td> <td>LYON, RICHARD W &amp; KAREN D</td> <td>10/25/2016</td> <td>0</td> <td>4</td> </tr> <tr> <td>806/427</td> <td></td> <td></td> <td>0</td> <td>No</td> </tr> <tr> <td>818/16</td> <td></td> <td></td> <td>67,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2607/202	LYON, RICHARD W & KAREN D	10/25/2016	0	4	806/427			0	No	818/16			67,000	No																																																																													
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Lot Data		Square-Foot - NBHD 1047 #1		Primary Image					
Lot Size									
Lot Count	1								
Units Buildable	1								
Non-Ag Acres	1.1189								
Topography									
Street Access									
Utilities									
Amenities									
Method	Square-Foot				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022				
Base Lot Value	48,740.00 x 1.76 = 85,909				<b>GRM Approach</b>				
Factor Value					GRM Code				
Adjustments	1.0000				Gross Rent 0.00				
Lot Value	85,909				Indicated Value				
<b>Residential Data</b>				<b>Multiple Regression</b>					
Type	1 Single Family Residence				MRA Code 1 Test				
Condition	3 - Average				Adusted R 0.8445				
Quality	3 - Average				Indicated Value 230,635 147.09 Per SqFt				
Architecture					<b>Direct Comparables</b>				
Style	100% One Story				Selection Model A Adam Test				
Exterior Wall	100% Veneer, Stone				Adjustment Model 1 2022 Residential				
Base/Total Area	1,568 / 1,568				Comparables 6				
Style	100% One Story				Indicated Value 221,880 Per SqFt				
HVAC	100% Warmed & Cooled Air				<b>Value Reconciliation</b>				
Roof Cover	1 Composition Shingle				Selected Approach Cost Approach				
Area on Slab	1,568				Improvements 158,176				
Fixture/RghIn	11 /				Lot Value 85,909				
Bed/F/H Bath	3 / 2.0 /				Indicated Value 244,085 155.67 Per SqFt				
Basement Area					Agland Value				
Garage Type	540 Attached Garage - Unfinished				Site Improvements 41,161				
Remodel					Total Value 285,246 181.92 Total Value Per SqFt				
Year/Eff Age	1979 / 35								
<b>Cost Approach</b>		<b>Manual : 01/2025</b>							
Base Cost	118.72	Total Misc Impr	+	28,730					
Roofing Adj	+ 4.93	Garage Cost	+	16,924					
Subfloor Adj	+ -2.31	Total RCN	=	271,242					
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	116,634					
Plumbing Adj	+ 9.89	Lump Sums	+	3,568					
Basement Adj	+ 0.00	RCNLD	=	158,176					
Adj Base Cost	= 143.87	Lot Value	+	85,909					
Total Area	x 1,568	Indicated Value	=	244,085					
Adjusted Cost	= 225,588	Value Per SqFt		155.67					
<b>Miscellaneous Improvements</b>									
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	27935		136	136	26.50		3,604	
WODO	WOOD DECK - OPEN	27936	20x15		300	16.99	30%	3,568	
EPSW	ENCLOSED PORCH - SOLID WALL	27937	19x15		285	68.46		19,511	



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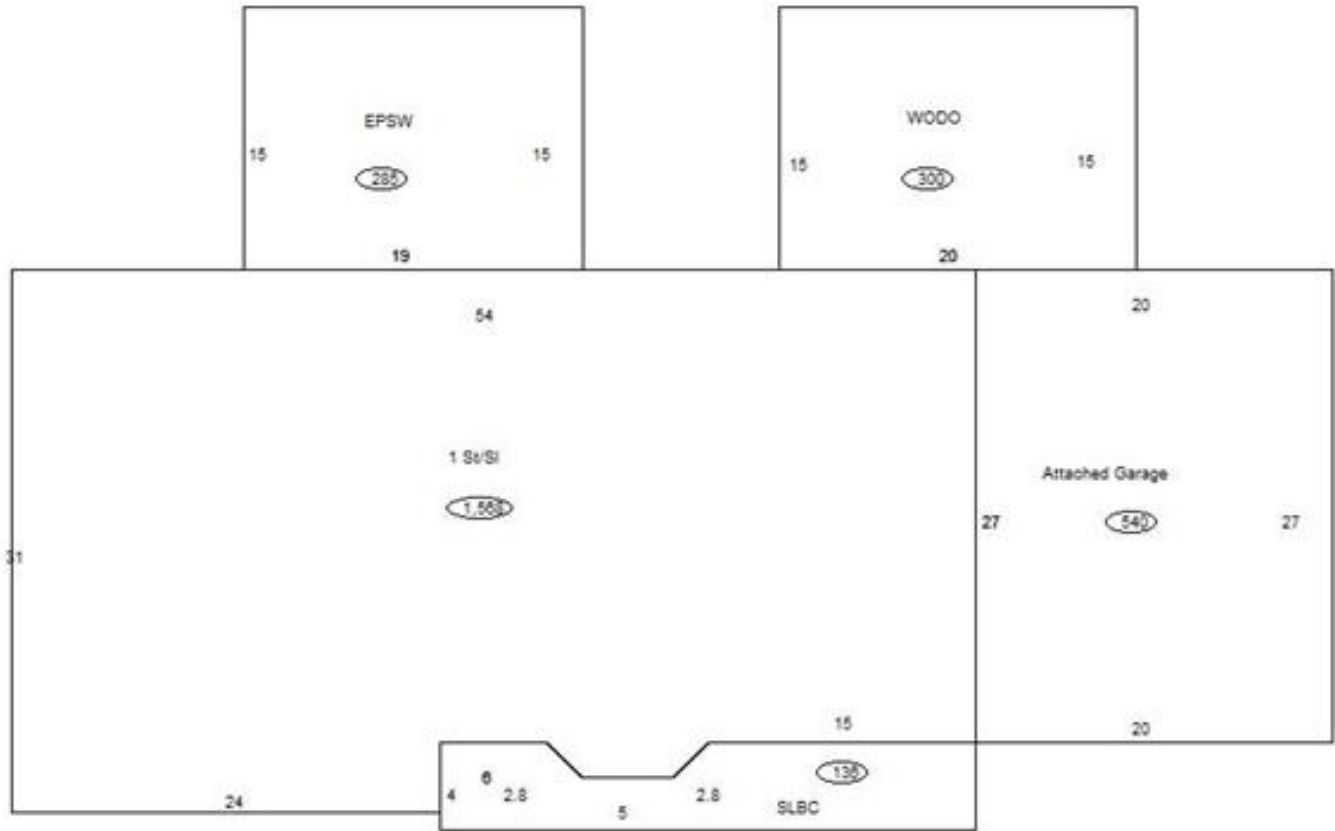
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Sketch Image

660011741



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,568	1.000	1,568
2	G	1		10	Attached Garage	540	1.000	540
3	M	PRCH		10	SLBC	136	1.000	136
4	M	WODO		10	WODO	300	1.000	300
5	M	EPSW		10	EPSW	285	1.000	285
<b>Total Building Area</b>						1,568		1,568



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x8	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	
	Base Cost (30.80 x 1,200)		36,960	36,960	1,109	35,851
	PRCH	Porch	25x9x8	Concrete	Formed Metal	225
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	
	Base Cost (26.22 x 225)		5,900	5,900	590	5,310
	STF	STG FAIR	12x24x0			288
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (4.68 x 288)		1,348	1,348	1,348	
	STF	STG FAIR	12x12x0			144
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (4.68 x 144)		674	674	674	