



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 660011744 Parcel ID 000000-00-0-00876-001-0005 Cadastral ID 11-21-14-05630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 323064 JOHNDROW, RICHARD & DANIELLE 17007 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17007 E 110TH ST N Subdivision VILLAGE SECOND Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022</p>																													
Legal Description Lat/Long: 36.31427155 -95.78332646																																		
LOT 5 BLOCK 1 VILLAGE SECOND					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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	No	1,000		2673/799	PENNYMAC LOAN SERVICES LLC	10/24/2017	149,000	3																									
					2640/179	JOHNSON, SHAWN F & LISA M	06/07/2017	0	10																									
					2282/575	MEEK, LISA L &	10/30/2012	164,670	YES																									
					1829/226	WOOD, W LYNN & JO ANN	11/22/2006	124,000	YES																									
					1109/294	CARIKER, LARRY C	04/15/1998	86,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2018		Land Value 93,658	76,465	11%	8,411	Assessed	29,621	2,901.67																									
Year Frozen	0		Improvements 194,945	192,816		21,210	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																									
TIF Project ID	0		Total Value 288,603	269,281		29,621	Total Taxable	29,621	2,902.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660011744	JOHNDROW, RICHARD &			3	277,293	0	28,211	2,764.00																									
2024	2024-660011744	JOHNDROW, RICHARD &			3	304,082	0	26,867	2,581.00																									
2023	2023-660011744	JOHNDROW, RICHARD &			3	252,642	0	25,588	2,398.00																									
2022	2022-660011744	JOHNDROW, RICHARD &			3	221,540	0	24,369	2,387.00																									
2021	2021-660011744	JOHNDROW, RICHARD &			3	211,638	0	23,280	2,252.00																									
2020	2020-660011744	JOHNDROW, RICHARD &			3	210,411	0	23,145	2,236.00																									
2019	2019-660011744	JOHNDROW, RICHARD &			3	200,735	0	22,081	2,135.00																									
2018	2018-660011744	JOHNDROW, RICHARD &			3	180,510	0	19,856	1,848.00																									
2017	2017-660011744	PENNYMAC LOAN SERVICES LLC			3	179,072	1000	18,639	1,753.00																									
2016	2016-660011744	JOHNSON, SHAWN F & LISA M			3	174,878	1000	18,067	1,701.00																									
2015	2015-660011744	JOHNSON, SHAWN F & LISA M			3	171,109	1000	17,512	1,661.00																									
2014	2014-660011744	JOHNSON, SHAWN F & LISA M			3	172,524	1000	16,973	1,625.00																									
2013	2013-660011744	JOHNSON, SHAWN F & LISA M			3	158,631	1000	16,449	1,541.00																									



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2836 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 55,915.00 x 1.68 = 93,658 Factor Value Adjustments 1.0000 Lot Value 93,658		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood
Base/Total Area	2,316 / 2,316
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,316
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	263,110 113.61 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	305,610 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.68	Total Misc Impr	+	9,803	
Roofing Adj	+ 4.56	Garage Cost	+	16,627	
Subfloor Adj	+ -2.19	Total RCN	=	307,546	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	132,245	
Plumbing Adj	+ 6.69	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	175,301	
Adj Base Cost	= 121.38	Lot Value	+	93,658	
Total Area	x 2,316	Indicated Value	=	268,959	
Adjusted Cost	= 281,116	Value Per SqFt		116.13	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	175,301
Lot Value	93,658
Indicated Value	268,959 116.13 Per SqFt
Agland Value	
Site Improvements	19,644
Total Value	288,603 124.61 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	27948		96	96	26.63	2,556
PATO	SLAB PORCH - OPEN	27949		148	148	11.03	1,632



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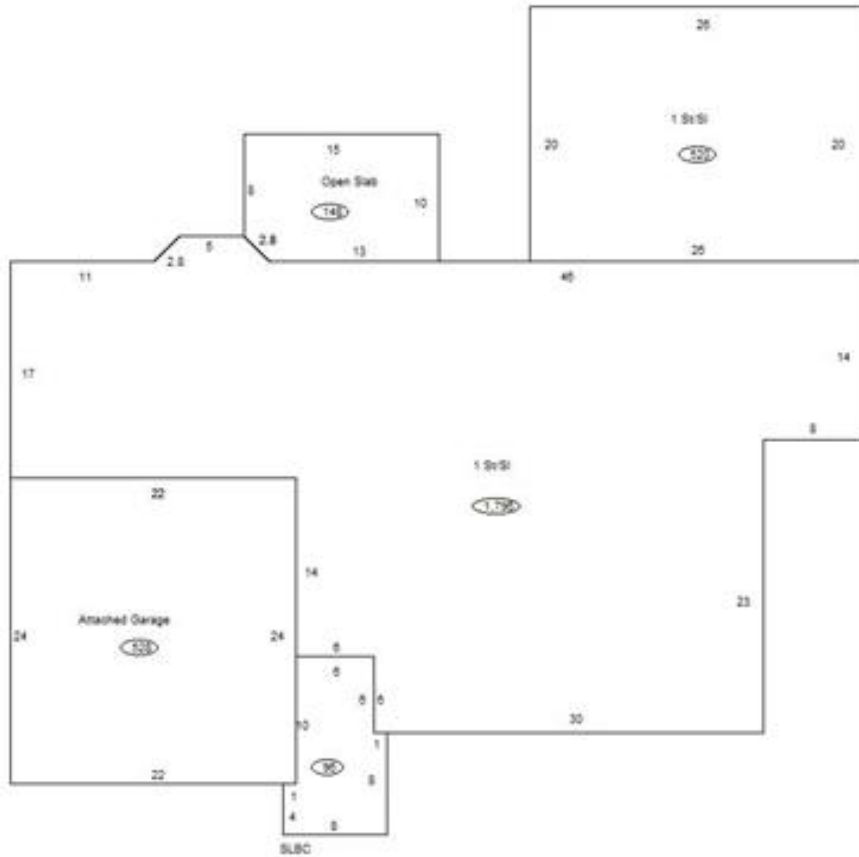
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,796	1.000	1,796
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PATO		10	Open Slab	148	1.000	148
5	R	1	Slab	10	1 St/SI	520	1.000	520
Total Building Area						2,316		2,316



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x30x0			600
	Qual 2	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 600)		18,768		18,768	18,768
	LT	LEAN-TO	10x30x0			300
	Qual 3	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 300)		876		876	876