




# 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> 660011774 <b>Parcel ID</b> 000000-00-0-00876-003-0017 <b>Cadastral ID</b> 11-21-14-05930 <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> 122354 LERCH, MICHAEL S  10920 N 172ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10920 N 172ND E AVE <b>Subdivision</b> VILLAGE SECOND <b>Lot/Block</b> 0017 / 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					 <p style="text-align: right; color: orange;">08/31/2022 10:44</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022</p>														
<b>Legal Description</b> Lot/Long: 36.31265148 -95.78253062																			
LOT 17 BLOCK 3 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000															
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0		Land Value 84,973	32,807	11%	3,609	Assessed	15,534	1,521.71										
Year Frozen	0		Improvements 136,870	108,413		11,925	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 221,843	141,220		15,534	Total Taxable	14,534	1,424.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660011774	LERCH, MICHAEL S			3	219,546	1000	14,082	1,379.00										
2024	2024-660011774	LERCH, MICHAEL S			3	243,115	1000	13,643	1,311.00										
2023	2023-660011774	LERCH, MICHAEL S			3	186,486	1000	13,216	1,238.00										
2022	2022-660011774	LERCH, MICHAEL S			3	156,480	1000	12,802	1,254.00										
2021	2021-660011774	LERCH, MICHAEL S			3	159,382	1000	12,400	1,200.00										
2020	2020-660011774	LERCH, MICHAEL S			3	158,621	1000	12,010	1,160.00										
2019	2019-660011774	LERCH, MICHAEL S			3	151,485	1000	11,631	1,124.00										
2018	2018-660011774	LERCH, MICHAEL S			3	155,489	1000	11,263	1,048.00										
2017	2017-660011774	LERCH, MICHAEL S			3	154,328	1000	10,906	1,026.00										
2016	2016-660011774	LERCH, MICHAEL S			3	150,713	1000	10,559	994.00										
2015	2015-660011774	LERCH, MICHAEL S			3	147,451	1000	10,223	969.00										
2014	2014-660011774	LERCH, MICHAEL S			3	151,328	1000	9,896	947.00										
2013	2013-660011774	LERCH, MICHAEL S			3	137,500	1000	9,579	897.00										



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.099	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,873.00 x 1.77 = 84,973	
Factor Value		
Adjustments	1.0000	
Lot Value	84,973	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Vinyl
Base/Total Area	1,590 / 1,590
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,590
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	190,965	120.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	225,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.75	Total Misc Impr	+	12,423			
Roofing Adj	+ 4.92	Garage Cost	+	16,627			
Subfloor Adj	+ -2.31	Total RCN	=	240,123			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	103,253			
Plumbing Adj	+ 9.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	136,870			
Adj Base Cost	= 132.75	Lot Value	+	84,973			
Total Area	x 1,590	Indicated Value	=	221,843			
Adjusted Cost	= 211,073	Value Per SqFt		139.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,870		
Lot Value	84,973		
Indicated Value	221,843	139.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,843	139.52	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	28062	9x6		54	26.76		1,445
PRCH	SLAB PORCH - COVERED	28063	17x12		204	26.29		5,363



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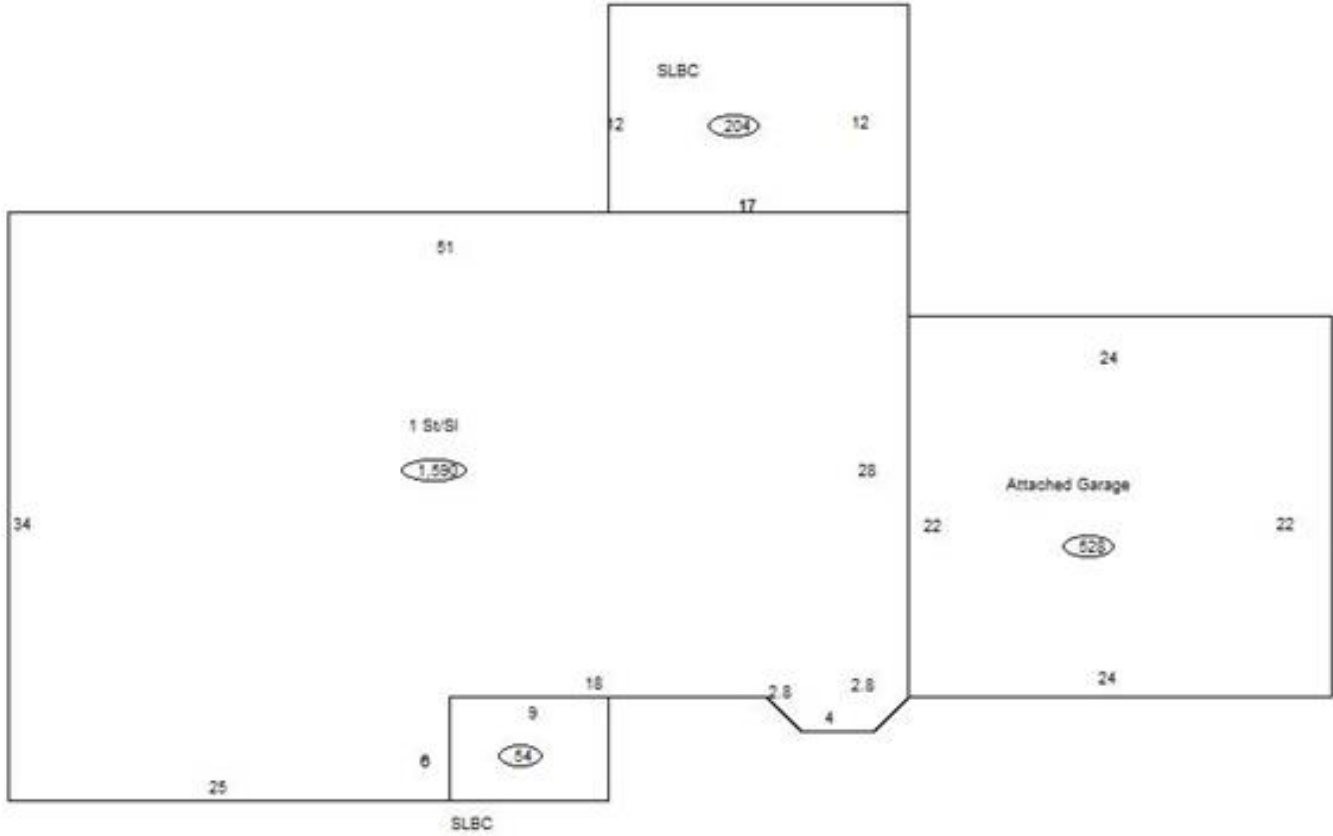
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Sketch Image

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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	1,590	1.000	1,590
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	54	1.000	54
4	M	PRCH		10	SLBC	204	1.000	204
<b>Total Building Area</b>						1,590		1,590



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	10x14x0 Year	Eff Age	1520	140
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 140)	655		655	655
	CP Qual	Carport Dirt Cond	0x0x0 Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x )				