



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	660011787													
Parcel ID	000000-00-0-00876-004-0011													
Cadastral ID	11-21-14-06060													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	122524													
DOUGLAS, CECIL J & JANETTE J														
17439 E 107TH PL N OWASSO OK 74055-0000														
Parcel Location														
Situs	17439 E 107TH PL N													
Subdivision	VILLAGE SECOND													
Lot/Block	0011 / 0004	Parcel Size 1 - Lots												
Sec/Twn/Rng	11 / 21 / 14 / 5													
Neighborhood	1047 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31065944 -95.77944041														
LOT 11 BLOCK 4 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value 85,236	34,533	11%	3,799	Assessed	18,397	1,802.17						
Year Frozen	0	Improvements 163,822	132,706		14,598	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00						
TIF Project ID	0	Total Value 249,058	167,239		18,397	Total Taxable	17,397	1,704.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011787	DOUGLAS, CECIL J &	3	246,087	1000	16,861	1,652.00							
2024	2024-660011787	DOUGLAS, CECIL J &	3	271,765	1000	16,341	1,570.00							
2023	2023-660011787	DOUGLAS, CECIL J &	3	207,858	1000	15,835	1,484.00							
2022	2022-660011787	DOUGLAS, CECIL JACK	3	180,197	1000	15,345	1,503.00							
2021	2021-660011787	DOUGLAS, CECIL JACK	3	183,655	1000	14,869	1,438.00							
2020	2020-660011787	DOUGLAS, CECIL JACK	3	180,873	1000	14,407	1,392.00							
2019	2019-660011787	DOUGLAS, CECIL JACK	3	174,255	1000	13,958	1,349.00							
2018	2018-660011787	DOUGLAS, CECIL JACK	3	181,132	1000	13,523	1,259.00							
2017	2017-660011787	DOUGLAS, CECIL JACK	3	179,569	1000	13,100	1,232.00							
2016	2016-660011787	DOUGLAS, CECIL JACK	3	175,436	1000	12,689	1,195.00							
2015	2015-660011787	DOUGLAS, CECIL JACK	3	170,404	1000	12,290	1,165.00							
2014	2014-660011787	DOUGLAS, CECIL JACK	3	171,745	1000	11,903	1,139.00							
2013	2013-660011787	DOUGLAS, CECIL JACK	3	157,030	1000	11,527	1,080.00							



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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1046		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	48,117.00 x 1.77 = 85,236		
Factor Value			
Adjustments	1.0000		
Lot Value	85,236		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,789 / 1,789
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,789
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	215,254	120.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	236,540		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.77	Total Misc Impr	+ 12,212
Roofing Adj	+ 4.81	Garage Cost	+ 17,686
Subfloor Adj	+ -2.31	Total RCN	= 274,258
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 115,188
Plumbing Adj	+ 5.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,070
Adj Base Cost	= 136.59	Lot Value	+ 85,236
Total Area	x 1,789	Indicated Value	= 244,306
Adjusted Cost	= 244,360	Value Per SqFt	136.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,070		
Lot Value	85,236		
Indicated Value	244,306	136.56	Per SqFt
Agland Value			
Site Improvements	4,752		
Total Value	249,058	139.22	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	28114	16x12		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	28115	5x2		10	26.90		269
PATO	SLAB PORCH - OPEN	28116	14x8		112	11.37		1,273



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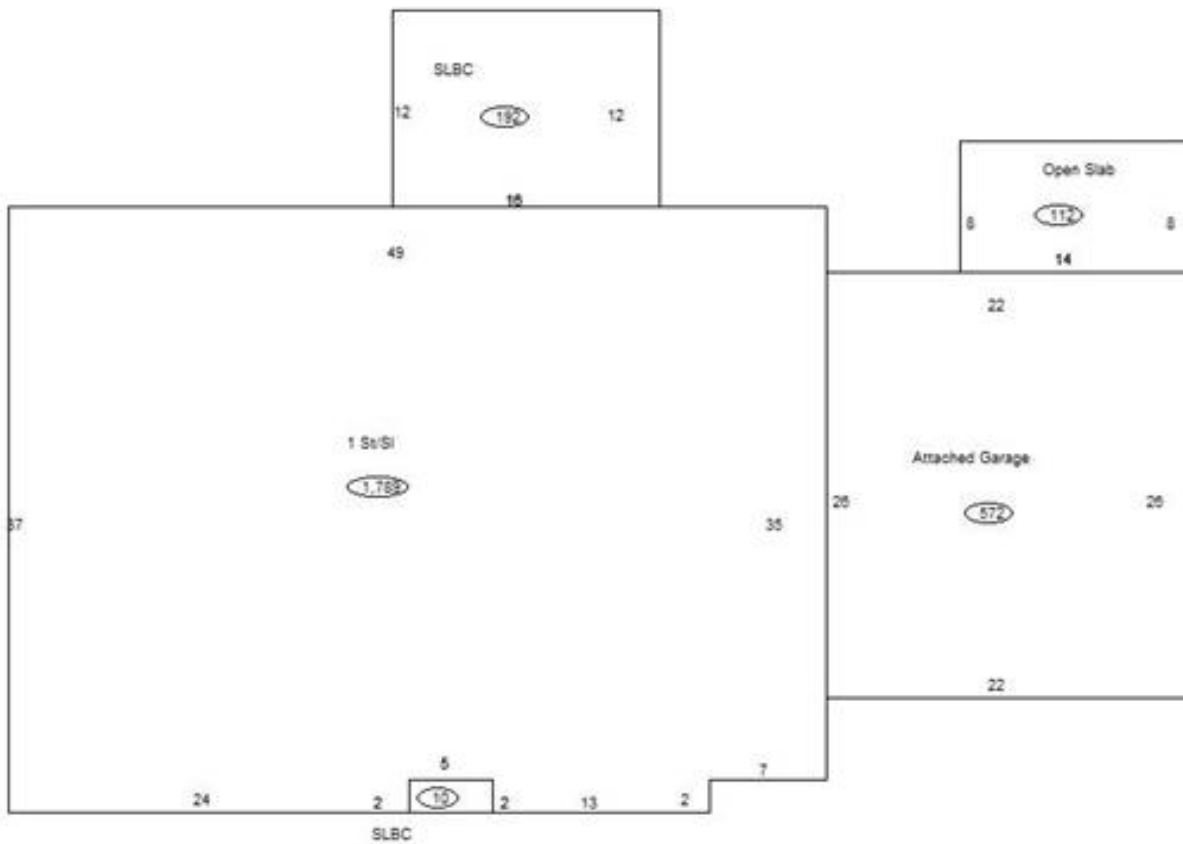
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Sketch Image

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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	1,789	1.000	1,789
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	10	1.000	10
5	M	PATO		10	Open Slab	112	1.000	112
Total Building Area						1,789		1,789



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	20x33x0			660
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 660)	10,560	10,560	5,808	4,752