



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:33:43
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Assessment Data					Primary Image																																																																																																																				
Account 660012351 Parcel ID 000000-00-0-00696-001-0004 Cadastral ID 12-21-14-01840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 268597 HAAN, ROBERT J & THERESA R 11515 N 189TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11515 189TH E AVE Subdivision ROLLING MEADOWS Lot/Block 0004 / 0001 Parcel Size .9 - Lots Sec/Twn/Rng 12 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0030.JPG 8/22/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32073403 -95.76223954 LOT 4 BLOCK 1 ROLLING MEADOWS LESS N'ERLY STRIP DEEDED TO ODOT FOR HWY 20 DESC AS BEG AT NW/C THEREOF; TH N88 4204E 299.54'; TH S01-3805E 66.14'; TH S89-0437W 299.55'; TH N01 3805W 64.17' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	0.9		
Non-Ag Acres	3.9161		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	170,587.00 x .71 = 121,561		
Factor Value			
Adjustments	1.0000		
Lot Value	121,561		



\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0030.JPG 8/22/2022

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	1,973 / 1,973
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,973
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	218,097 110.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	298,220 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	156,785
Lot Value	121,561
Indicated Value	278,346 141.08 Per SqFt
Agland Value	
Site Improvements	7,493
Total Value	285,839 144.88 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.38	Total Misc Impr	+ 6,554
Roofing Adj	+ 4.71	Garage Cost	+ 16,032
Subfloor Adj	+ -2.20	Total RCN	= 290,342
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 133,557
Plumbing Adj	+ 7.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 156,785
Adj Base Cost	= 135.71	Lot Value	+ 121,561
Total Area	x 1,973	Indicated Value	= 278,346
Adjusted Cost	= 267,756	Value Per SqFt	141.08

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	29398		35	35	26.82		939



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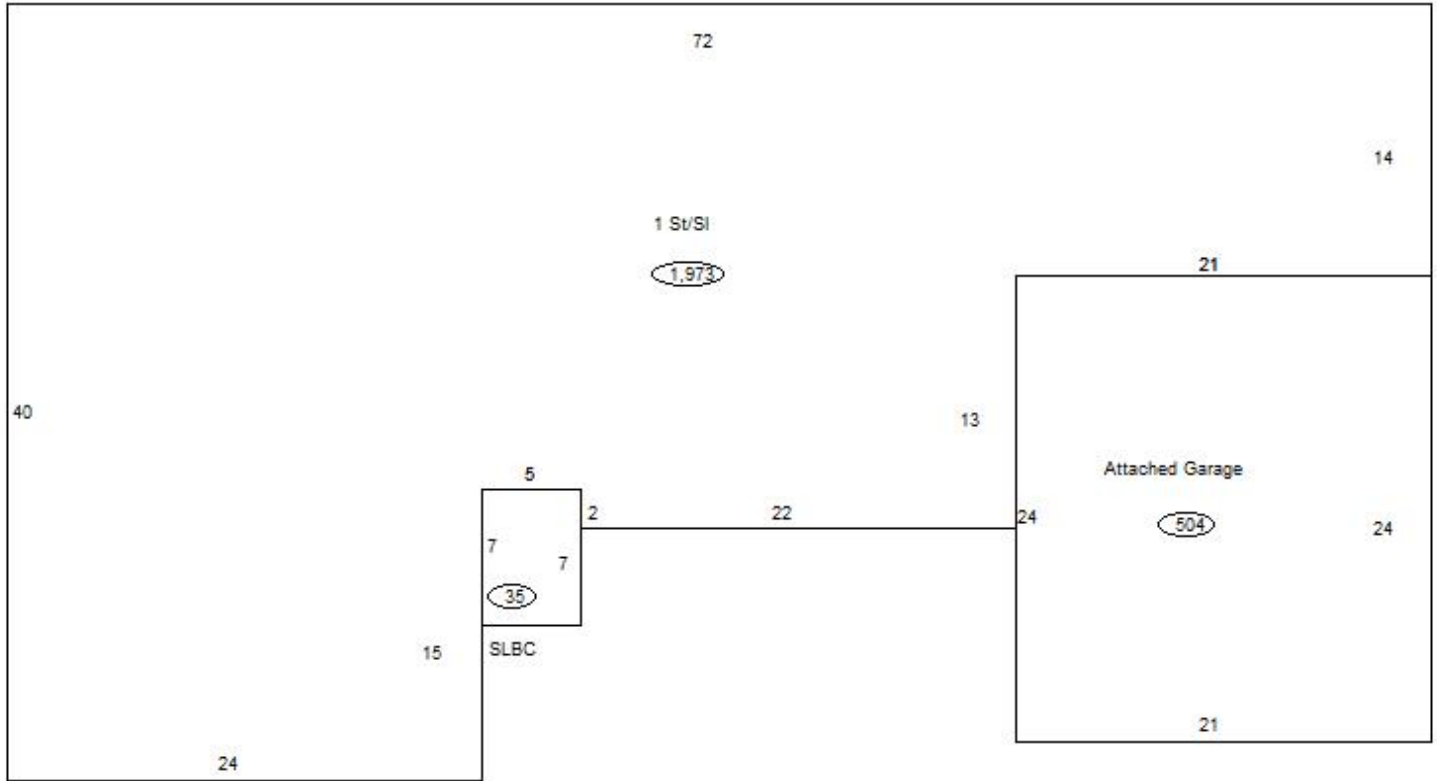
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Sketch Image

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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	1,973	1.000	1,973
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						1,973		1,973



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	28x30x0			840	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 840)		26,275		26,275	19,706	6,569
	LT	LEAN-TO	8x30x0			240	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 240)		701		701	526	175
	STF	STG FAIR	20x20x0			400	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 400)		1,872		1,872	1,123	749