



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:03:13
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Assessment Data					Primary Image									
Account	660012370													
Parcel ID	000000-00-0-00696-002-0012													
Cadastral ID	12-21-14-02030													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	280055													
HARE, ALLAN D														
11414 N 189TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	11414 189TH E AVE													
Subdivision	ROLLING MEADOWS													
Lot/Block	0012 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	12 / 21 / 14 / 5													
Neighborhood	1106 - R-V01,4-SW CLAREMORE													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31956514 -95.76405188														
Building Permits														
LOT 12 BLOCK 2 ROLLING MEADOWS														
<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										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1356/81	SERITT, MARLA DAWN	11/30/2001	0	10					
					1312/331	TULSA FED EMPLOYEES CREDIT-UNI	08/15/2001	102,000	3					
					962/790	SELLER	07/12/1994	0	No					
					820/793			89,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2002	Land Value	129,717	76,540	11%	8,419	Assessed	17,556	1,905.49					
Year Frozen	2025	Improvements	140,770	83,062		9,137	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	270,487	159,602		17,556	Total Taxable	16,556	1,808.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012370	HARE, ALLAN D	7	266,164	1000	16,556	1,808.00							
2024	2024-660012370	HARE, ALLAN D	7	275,415	1000	16,045	1,784.00							
2023	2023-660012370	HARE, ALLAN D	7	161,264	1000	15,548	1,693.00							
2022	2022-660012370	HARE, ALLAN D	7	146,060	1000	15,067	1,705.00							
2021	2021-660012370	HARE, ALLAN D	7	146,924	1000	15,162	1,698.00							
2020	2020-660012370	HARE, ALLAN D	7	150,177	1000	15,486	1,731.00							
2019	2019-660012370	HARE, ALLAN D	7	145,504	1000	15,005	1,680.00							
2018	2018-660012370	HARE, ALLAN D	7	145,387	1000	14,993	1,624.00							
2017	2017-660012370	HARE, ALLAN D	7	144,444	1000	14,889	1,627.00							
2016	2016-660012370	HARE, ALLAN D	7	141,486	1000	14,563	1,593.00							
2015	2015-660012370	HARE, ALLAN D	7	138,609	1000	14,247	1,569.00							
2014	2014-660012370	HARE, ALLAN D	7	142,450	1000	14,670	1,628.00							
2013	2013-660012370	HARE, ALLAN D	7	144,888	1000	14,450	1,575.00							



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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	22500		
Non-Ag Acres	4.4511		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	193,890.00 x .67 = 129,717		
Factor Value			
Adjustments	1.0000		
Lot Value	129,717		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,096 / 2,096
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,096
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	196,961 93.97 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	167,020 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	137,393
Lot Value	129,717
Indicated Value	267,110 127.44 Per SqFt
Agland Value	
Site Improvements	3,377
Total Value	270,487 129.05 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.65	Total Misc Impr	+ 16,336
Roofing Adj	+ 4.22	Garage Cost	+ 13,282
Subfloor Adj	+ -1.09	Total RCN	= 274,787
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 137,394
Plumbing Adj	+ 6.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,393
Adj Base Cost	= 116.97	Lot Value	+ 129,717
Total Area	x 2,096	Indicated Value	= 267,110
Adjusted Cost	= 245,169	Value Per SqFt	127.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	29453	22x11		242	23.43		5,670
PRCH	SLAB PORCH - COVERED	29454	94		94	23.97		2,253
PATO	SLAB PORCH - OPEN	29456	24x17		408	8.13		3,317
SHLT	STORM SHELTER-UG			1 2025	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	15x22x0			330
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 330)		1,544		1,544 432	1,112
	STF	STG FAIR	15x22x0			330
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 330)		1,544		1,544 432	1,112
	BARN	BARN	0x0x0			440
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 440)		4,611		4,611 3,458	1,153
	CPAT	Carport - Attached	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.83 x)					