



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012371 <b>Parcel ID</b> 000000-00-0-00696-003-0001 <b>Cadastral ID</b> 12-21-14-02040 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 277915 THOMAS, ROBERT L &  PAULA J 18447 E 112TH ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 18447 E 112TH ST N <b>Subdivision</b> ROLLING MEADOWS <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 14 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31742359 -95.76791467 LOT 1 BLOCK 3 ROLLING MEADOWS					<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>R2013 09 35</td> <td>R14-NEW 880 SQ FT 22X40</td> <td>10/2013</td> <td>12/2013</td> <td>25,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 09 35	R14-NEW 880 SQ FT 22X40	10/2013	12/2013	25,000																																																																																																						
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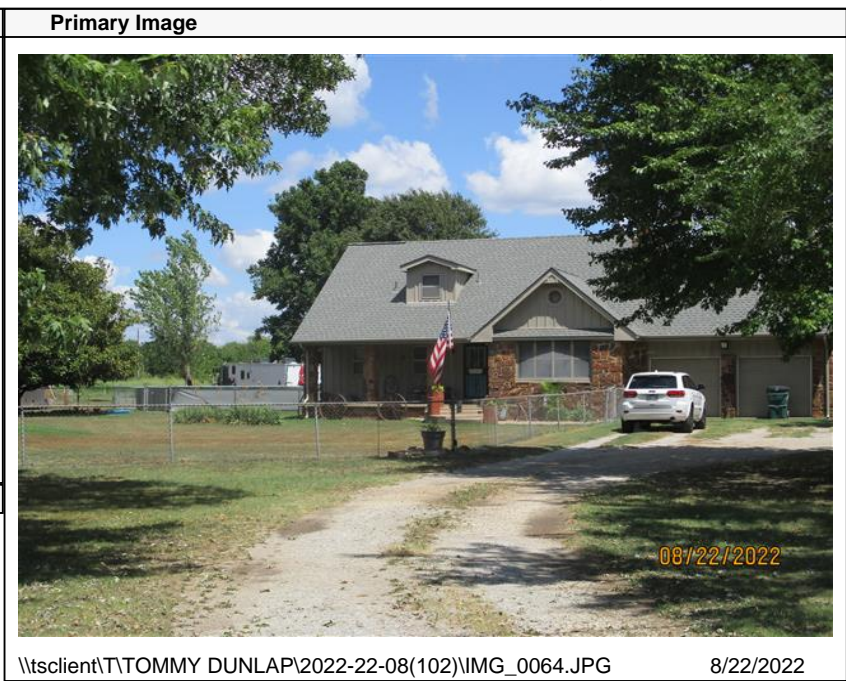
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	22500		
Non-Ag Acres	4.6008		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	200,409.00 x .66 = 131,998		
Factor Value			
Adjustments	1.0000		
Lot Value	131,998		



\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG\_0064.JPG 8/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,026 / 1,620
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	204,747 126.39 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	287,450 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	111,049
Lot Value	131,998
Indicated Value	243,047 150.03 Per SqFt
Agland Value	
Site Improvements	33,039
Total Value	276,086 170.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.92	Total Misc Impr	+ 14,227
Roofing Adj	+ 3.01	Garage Cost	+ 15,232
Subfloor Adj	+ 0.80	Total RCN	= 213,556
Heat/Cool Adj	+ 11.47	Depreciation ( 48%)	- 102,507
Plumbing Adj	+ 6.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,049
Adj Base Cost	= 113.64	Lot Value	+ 131,998
Total Area	x 1,620	Indicated Value	= 243,047
Adjusted Cost	= 184,097	Value Per SqFt	150.03

### 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	29459	24x6		144	23.78		3,424
PATO	SLAB PORCH - OPEN	29460	702		702	8.13		5,707



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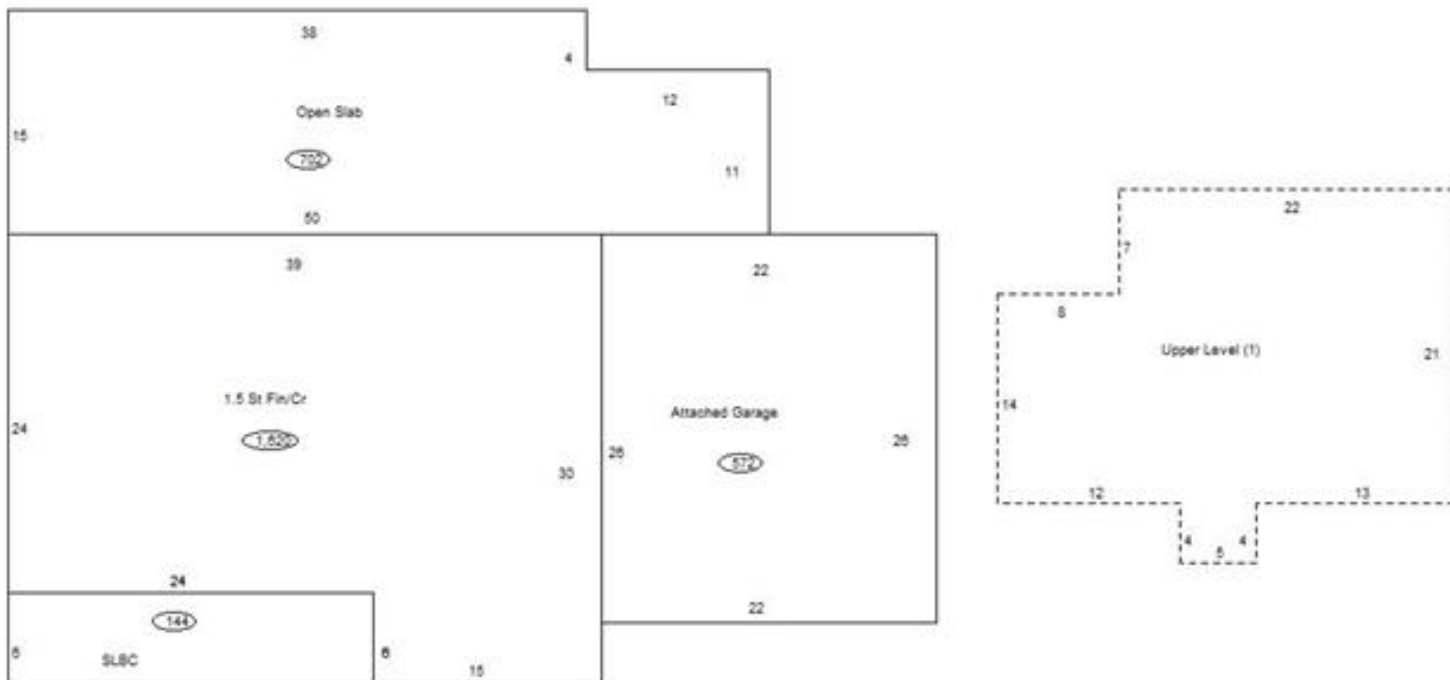
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### Sketch Image

660012371



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,026	1.579	1,620
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PATO		10	Open Slab	702	1.000	702
5	U	^UL		10	Upper Level (1)	594	1.000	594
<b>Total Building Area</b>						1,026		1,620



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x22x0			880
	Qual	4	Cond	Year	2013	Eff Age
	<b>Valuation Summary</b> Base Cost (39.52 x 880) 34,778		<b>Modifier Total</b>		<b>RCN</b> 34,778	<b>Depr (5% Phys/ % Func)</b> 1,739
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 2	Year		Eff Age 2026
	<b>Valuation Summary</b> Base Cost (4.68 x 192) 899		<b>Modifier Total</b>		<b>RCN</b> 899	<b>Depr (100% Phys/ % Func)</b> 899