



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:03:15
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Assessment Data					Primary Image																																																																																																																				
Account 660012377 Parcel ID 000000-00-0-00696-003-0007 Cadastral ID 12-21-14-02100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 139964 HILL, ROBERT C & REDIA SUE-CO TRUSTEES 17703 E 112TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 17703 E 112TH ST N Subdivision ROLLING MEADOWS Lot/Block 0007 / 0003 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: 36.31743199 -95.77460968 LOT 7 BLOCK 3 ROLLING MEADOWS					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.7178 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 205,509.00 x .65 = 133,783 Factor Value Adjustments 1.0000 Lot Value 133,783		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,652 / 2,012
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,652
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0082.JPG 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	313,958	156.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	351,680		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,403		
Lot Value	133,783		
Indicated Value	305,186	151.68	Per SqFt
Agland Value			
Site Improvements	84,645		
Total Value	389,831	193.75	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.51	Total Misc Impr	+ 16,993				
Roofing Adj	+ 4.01	Garage Cost	+ 18,057				
Subfloor Adj	+ -1.90	Total RCN	= 290,514				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 119,111				
Plumbing Adj	+ 7.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,403				
Adj Base Cost	= 126.97	Lot Value	+ 133,783				
Total Area	x 2,012	Indicated Value	= 305,186				
Adjusted Cost	= 255,464	Value Per SqFt	151.68				

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	29483	32x12		384	25.73		9,880
PRCH	SLAB PORCH - COVERED	29484	56		56	26.75		1,498



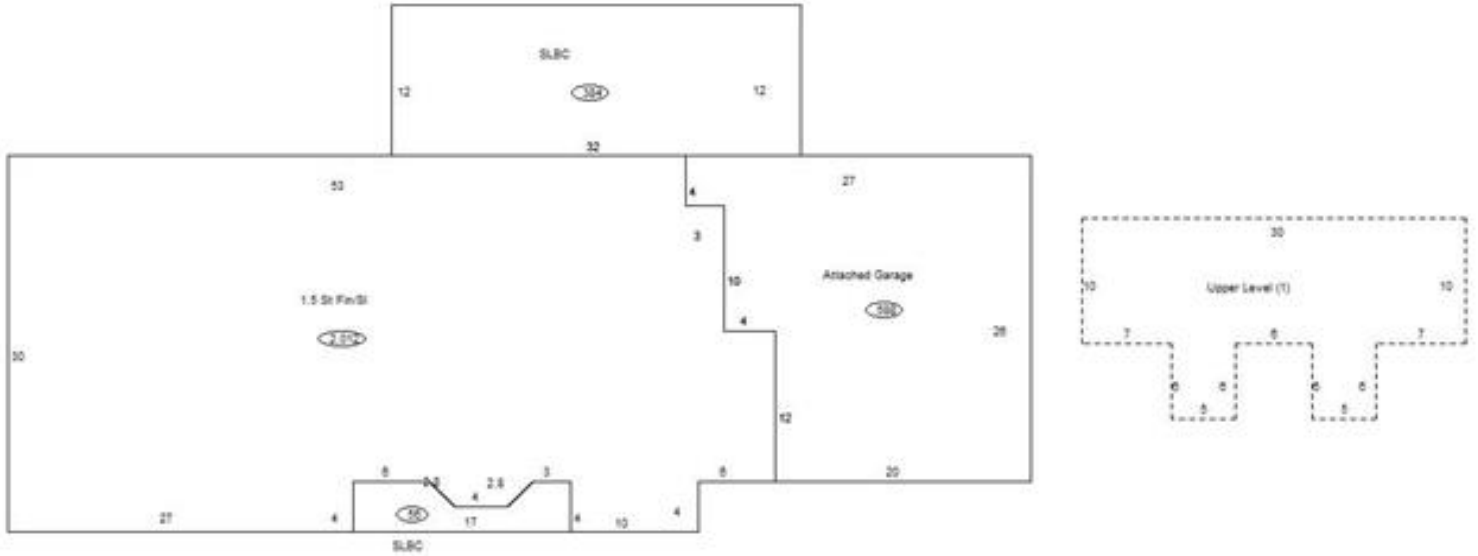
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,652	1.218	2,012
2	G	1		10	Attached Garage	588	1.000	588
3	M	PRCH		10	SLBC	384	1.000	384
4	M	PRCH		10	SLBC	56	1.000	56
5	U	^UL		10	Upper Level (1)	360	1.000	360
Total Building Area						1,652		2,012



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x50x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (26.89 x 2,000)	53,780		53,780	2,689	51,091
	UTIL	SHOP BUILDING	30x70x0			2,100
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (26.63 x 2,100)	55,923		55,923	22,369	33,554