



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																												
<b>Account</b> 660012378 <b>Parcel ID</b> 000000-00-0-00696-003-0008 <b>Cadastral ID</b> 12-21-14-02110 <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> 346006 GRAY, HALEY & TREVOR  11259 N 177TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11259 N 177TH E AVE <b>Subdivision</b> ROLLING MEADOWS <b>Lot/Block</b> 0008 / 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> Lot/Long: 36.31743150 -95.77569314																																																	
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																			
Number	Description	Opened	Closed	Amount																																													
<b>Exemptions</b>					<b>Sale History</b>																																												
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																								
LOT 8 BLOCK 3 ROLLING MEADOWS					<table border="1"> <tbody> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>CYPERT, JOSHUA A &amp;</td> <td>12/12/2024</td> <td>390,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>EARL, JASON SCOTT &amp;</td> <td>08/10/2018</td> <td>287,000</td> <td>YES</td> </tr> <tr> <td>2280/667</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>KOSKOFF, SHARON</td> <td>10/12/2012</td> <td>180,000</td> <td>YES</td> </tr> <tr> <td>1917/914</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>TOWNSEND, VIRGINIA J</td> <td>11/28/2007</td> <td>165,000</td> <td>YES</td> </tr> </tbody> </table>					/						CYPERT, JOSHUA A &	12/12/2024	390,000	YES	/						EARL, JASON SCOTT &	08/10/2018	287,000	YES	2280/667						KOSKOFF, SHARON	10/12/2012	180,000	YES	1917/914						TOWNSEND, VIRGINIA J	11/28/2007	165,000	YES
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<b>Parcel Valuation</b>																																																	
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>																																								
<b>Remove Cap</b>	2025		<b>Land Value</b>	162,142	162,142	11%	17,836	<b>Assessed</b>	43,030																																								
<b>Year Frozen</b>	0		<b>Improvements</b>	229,033	229,033		25,194	<b>Penalty</b>	0																																								
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0.00																																								
<b>TIF Project ID</b>	0		<b>Total Value</b>	391,175	391,175		43,030	<b>Total Taxable</b>	43,030																																								
<b>Assessment History</b>																																																	
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																								
2025	2025-660012378	GRAY, HALEY & TREVOR			7	390,000	0	42,901	4,657.00																																								
2024	2024-660012378	CYPERT, JOSHUA A &			7	348,654	0	36,592	4,038.00																																								
2023	2023-660012378	CYPERT, JOSHUA A &			7	316,811	0	34,849	3,764.00																																								
2022	2022-660012378	CYPERT, JOSHUA A &			7	316,799	0	34,848	3,912.00																																								
2021	2021-660012378	CYPERT, JOSHUA A &			7	316,051	0	34,766	3,859.00																																								
2020	2020-660012378	CYPERT, JOSHUA A &			7	311,428	0	34,257	3,798.00																																								
2019	2019-660012378	CYPERT, JOSHUA A &			7	299,940	0	32,993	3,660.00																																								
2018	2018-660012378	CYPERT, JOSHUA A &			7	207,351	0	22,809	2,449.00																																								
2017	2017-660012378	EARL, JASON SCOTT &			7	205,839	0	22,642	2,453.00																																								
2016	2016-660012378	EARL, JASON SCOTT &			7	201,544	0	22,170	2,404.00																																								
2015	2015-660012378	EARL, JASON SCOTT &			7	200,578	0	22,064	2,407.00																																								
2014	2014-660012378	EARL, JASON SCOTT &			7	204,655	0	21,465	2,362.00																																								
2013	2013-660012378	EARL, JASON SCOTT &			7	185,846	0	20,443	2,207.00																																								



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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 22500 <b>Non-Ag Acres</b> 4.3273 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 188,497.00 x .68 = 127,829 <b>Factor Value</b> <b>Adjustments</b> 1.2684 <b>Lot Value</b> 162,142		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,680 / 2,512
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,680
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1966 / 27

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 281,280 111.97 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 3 <b>Indicated Value</b> 464,050 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.61	<b>Total Misc Impr</b>	+ 23,051	<b>Roofing Adj</b>	+ 3.64	<b>Garage Cost</b>	+ 20,766
<b>Subfloor Adj</b>	+ -2.36	<b>Total RCN</b>	= 340,911	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 34%)</b>	- 115,910
<b>Plumbing Adj</b>	+ 8.91	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 225,001
<b>Adj Base Cost</b>	= 118.27	<b>Lot Value</b>	+ 162,142	<b>Total Area</b>	x 2,512	<b>Indicated Value</b>	= 387,143
		<b>Value Per SqFt</b>	154.12	<b>Adjusted Cost</b>	= 297,094		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 225,001 <b>Lot Value</b> 162,142 <b>Indicated Value</b> 387,143 154.12 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 4,032 <b>Total Value</b> 391,175 155.72 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	6,429.63		6,430
EPSW	ENCLOSED PORCH - SOLID WALL	29488	22x10		220	75.55		16,621



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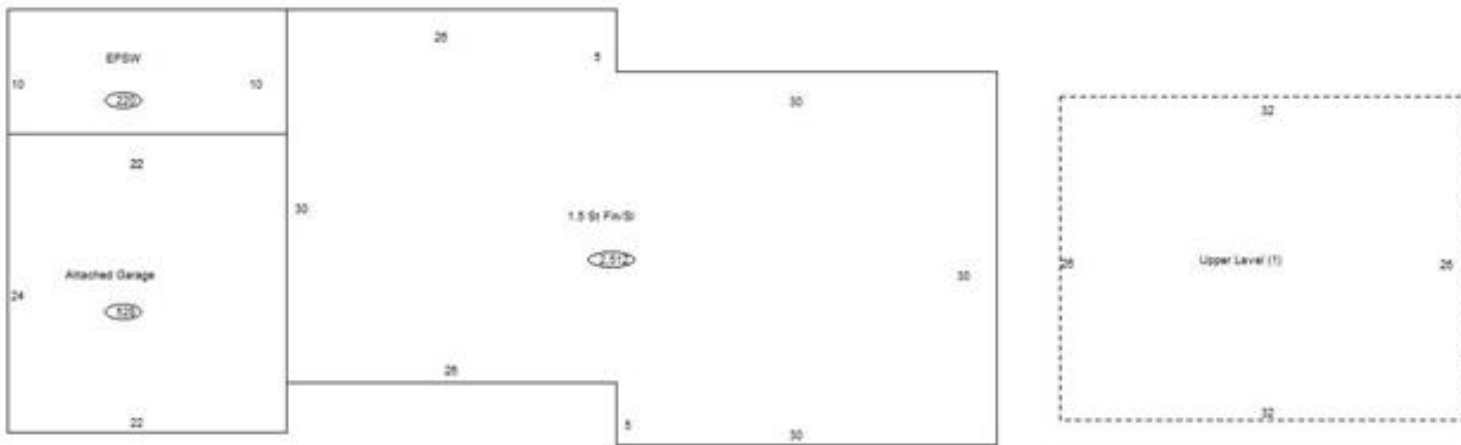
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,680	1.495	2,512
2	G	1		10	Attached Garage	528	1.000	528
3	M	EPSW		10	EPSW	220	1.000	220
4	U	^UL		10	Upper Level (1)	832	1.000	832
<b>Total Building Area</b>						<b>1,680</b>		<b>2,512</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 720)		11,520	11,520	7,488	4,032
	STF	STG FAIR	14x12x0			168
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 168)		786	786	786	
	BARN	Barn	0x0x0			
	Qual 3	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.51 x )					