



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 00:17:52
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Assessment Data					Primary Image														
Account 660012379 Parcel ID 000000-00-0-00696-004-0001 Cadastral ID 12-21-14-02120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 139194 CARLETON, JOHN R TRUST 17720 E 112TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17720 E 112TH ST N Subdivision ROLLING MEADOWS Lot/Block 0001 / 0004 Parcel Size 1 - 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_0090.JPG 8/22/2022</p>														
Legal Description Lat/Long: 36.31597572 -95.77299534																			
LOT 1 BLOCK 4 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	0		Land Value 132,272	56,698	11%	6,237	Assessed	15,636	1,697.10										
Year Frozen	2019		Improvements 199,334	85,444		9,399	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 331,606	142,142		15,636	Total Taxable	14,636	1,600.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012379	CARLETON, JOHN R TRUST			7	325,215	1000	14,636	1,599.00										
2024	2024-660012379	CARLETON, JOHN R TRUST			7	335,573	1000	14,636	1,629.00										
2023	2023-660012379	CARLETON, JOHN R TRUST			7	245,271	1000	14,635	1,594.00										
2022	2022-660012379	CARLETON, JOHN R TRUST			7	238,949	1000	14,635	1,657.00										
2021	2021-660012379	CARLETON, JOHN R & NANCY JEAN			7	237,720	1000	14,635	1,639.00										
2020	2020-660012379	CARLETON, JOHN R & NANCY JEAN			7	238,779	1000	14,636	1,637.00										
2019	2019-660012379	CARLETON, JOHN R & NANCY JEAN			7	229,326	1000	14,636	1,638.00										
2018	2018-660012379	CARLETON, JOHN R & NANCY JEAN			7	230,391	1000	14,180	1,537.00										
2017	2017-660012379	CARLETON, JOHN R & NANCY JEAN			7	227,992	1000	13,739	1,502.00										
2016	2016-660012379	CARLETON, JOHN R & NANCY JEAN			7	223,716	1000	13,309	1,457.00										
2015	2015-660012379	CARLETON, JOHN R & NANCY JEAN			7	221,555	1000	12,892	1,421.00										
2014	2014-660012379	CARLETON, JOHN R & NANCY JEAN			7	227,190	1000	12,487	1,388.00										
2013	2013-660012379	CARLETON, JOHN R & NANCY JEAN			7	212,642	1000	12,094	1,320.00										



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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 18000 Non-Ag Acres 4.6187 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 201,190.00 x .66 = 132,272 Factor Value Adjustments 1.0000 Lot Value 132,272		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,914 / 2,914
Style	100% One Story
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	
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,767	80.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	352,640		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.13	Total Misc Impr	+ 7,189				
Roofing Adj	+ 3.99	Garage Cost	+ 0				
Subfloor Adj	+ 1.03	Total RCN	= 322,484				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 167,692				
Plumbing Adj	+ 3.58	Lump Sums	+ 3,534				
Basement Adj	+ 0.00	RCNLD	= 158,326				
Adj Base Cost	= 108.20	Lot Value	+ 132,272				
Total Area	x 2,914	Indicated Value	= 290,598				
Adjusted Cost	= 315,295	Value Per SqFt	99.72				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,326		
Lot Value	132,272		
Indicated Value	290,598	99.72	Per SqFt
Agland Value			
Site Improvements	41,008		
Total Value	331,606	113.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29491	294		294	23.27		6,841
PATO	SLAB PORCH - OPEN	29492	8x4		32	10.86		348
WODO	WOOD DECK - OPEN	29493	14x12		168	22.38	6%	3,534



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			806
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 806)	25,212		25,212	10,085	15,127
	LT	LEAN-TO	0x0x0			372
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 372)	1,086		1,086	434	652
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,752
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 1,752)	28,032		28,032	2,803	25,229