



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660012384													
Parcel ID	000000-00-0-00696-004-0007													
Cadastral ID	12-21-14-02170													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	139394													
VANCUREN, TED W														
& ADA TRUSTEES														
17701 E 108TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	17701 E 108TH ST N													
Subdivision	ROLLING MEADOWS													
Lot/Block	0007 / 0004	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: 36.31159123 -95.77514239														
LOT 7 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value	134,312	77,271	11%	8,500	Assessed	21,357	2,318.05					
Year Frozen	0	Improvements	133,747	116,876		12,857	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00					
TIF Project ID	0	Total Value	268,059	194,147		21,357	Total Taxable	20,357	2,221.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012384	VANCUREN, TED W	7	260,042	1000	19,734	2,152.00							
2024	2024-660012384	VANCUREN, TED W	7	267,951	1000	19,131	2,125.00							
2023	2023-660012384	VANCUREN, TED W	7	180,561	1000	18,544	2,017.00							
2022	2022-660012384	VANCUREN, TED W	7	177,772	1000	17,975	2,032.00							
2021	2021-660012384	VANCUREN, TED W	7	177,716	1000	17,422	1,948.00							
2020	2020-660012384	VANCUREN, TED W	7	175,741	1000	16,886	1,886.00							
2019	2019-660012384	VANCUREN, TED W	7	172,627	1000	16,365	1,830.00							
2018	2018-660012384	VANCUREN, TED W	7	163,961	1000	15,445	1,673.00							
2017	2017-660012384	VANCUREN, TED W	7	162,930	1000	14,966	1,636.00							
2016	2016-660012384	VANCUREN, TED W	7	159,888	1000	14,501	1,586.00							
2015	2015-660012384	VANCUREN, TED W	7	158,744	1000	14,050	1,547.00							
2014	2014-660012384	VANCUREN, TED W	7	159,774	1000	13,611	1,512.00							
2013	2013-660012384	VANCUREN, TED W	7	148,865	1000	13,185	1,438.00							



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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> 4.7525 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 207,018.00 x .65 = 134,312 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 134,312		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,634 / 1,634
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,634
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	392 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

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>	168,816	103.31	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	224,510		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.07	<b>Total Misc Impr</b>	+ 6,946				
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+ 11,525				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 224,714				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 49%)</b>	- 110,110				
<b>Plumbing Adj</b>	+ 6.39	<b>Lump Sums</b>	+ 4,166				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 118,770				
<b>Adj Base Cost</b>	= 126.22	<b>Lot Value</b>	+ 134,312				
<b>Total Area</b>	x 1,634	<b>Indicated Value</b>	= 253,082				
<b>Adjusted Cost</b>	= 206,243	<b>Value Per SqFt</b>	154.88				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	118,770		
<b>Lot Value</b>	134,312		
<b>Indicated Value</b>	253,082	154.88	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	14,977		
<b>Total Value</b>	268,059	164.05	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	29505		77	77	24.03		1,850
WODO	WOOD DECK - OPEN	29506		226	226	19.61	6%	4,166



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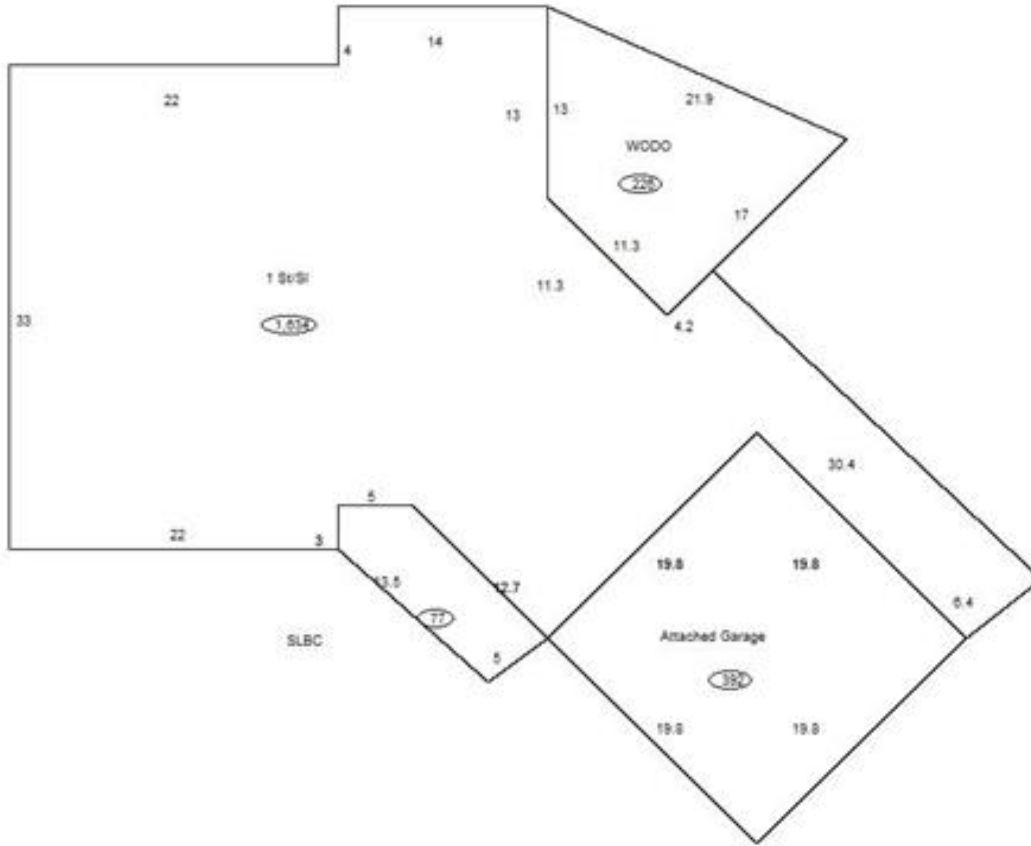
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### Sketch Image

660012384



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,634	1.000	1,634
2	G	1		10	Attached Garage	392	1.000	392
3	M	PRCH		10	SLBC	77	1.000	77
4	M	WODO		10	WODO	226	1.000	226
<b>Total Building Area</b>						<b>1,634</b>		<b>1,634</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x24x0			480
	Qual 2	Cond 3	Year 2018	Eff Age	6	
	<b>Valuation Summary</b> Base Cost (29.97 x 480) 14,386		<b>Modifier Total</b>	<b>RCN</b> 14,386	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 14,386
	LF	LOAFING SHED	0x0x0			252
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.26 x 252) 1,074		<b>Modifier Total</b>	<b>RCN</b> 1,074	<b>Depr (45% Phys/ % Func)</b> 483	<b>RCNLD</b> 591