



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:52:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012390 Parcel ID 000000-00-0-00696-005-0001 Cadastral ID 12-21-14-02230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347741 URBAN, SIMEON J 18446 E 112TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18446 E 112TH ST N Subdivision ROLLING MEADOWS Lot/Block 0001 / 0005 Parcel Size .32 - 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\08232022(102)\IMG_0058.JPG 8/23/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.31595554 -95.76851085 PT OF LOT 1 BLOCK 5 ROLLING MEADOWS DESC 2024-014499 AS COMM NW/C LOT 1; N89.0054E 425.35' TO POB; S01.0636E 320'; N89 0054E 204.19'; N01.0636W 320'; S89.0054W 204.19' TO POB.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	65,340.00 x 1.18 = 77,101		
Factor Value			
Adjustments	1.4545		
Lot Value	112,143		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,034 / 2,034
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	PARTIAL -
Year/Eff Age	1969 / 23

Cost Approach		Manual : 01/2025	
Base Cost	96.23	Total Misc Impr	+ 5,096
Roofing Adj	+ 4.16	Garage Cost	+ 0
Subfloor Adj	+ 1.21	Total RCN	= 245,515
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 73,655
Plumbing Adj	+ 5.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,860
Adj Base Cost	= 118.20	Lot Value	+ 112,143
Total Area	x 2,034	Indicated Value	= 284,003
Adjusted Cost	= 240,419	Value Per SqFt	139.63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	141,624 69.63 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	10,480 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	171,860
Lot Value	112,143
Indicated Value	284,003 139.63 Per SqFt
Agland Value	
Site Improvements	
Total Value	284,003 139.63 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	1	5,095.98		5,096



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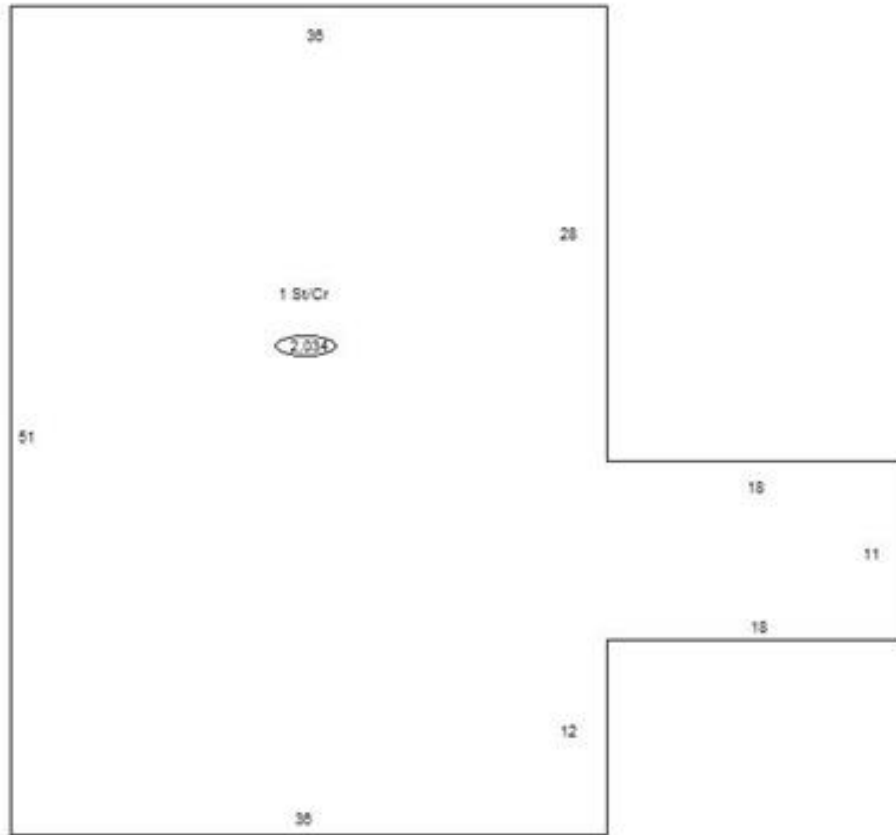
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Sketch Image

660012390



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,034	1.000	2,034
Total Building Area						2,034		2,034