



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 | 660012414 | | | | | | | | |
| Parcel ID | 000000-00-0-00696-007-0002 | | | | | | | | |
| Cadastral ID | 12-21-14-02470 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RRP | VI Area 4 | | | | | | | |
| Tax Area | 7 - OWASSO/LIMESTONE FIRE | | | | | | | | |
| Name ID | 260158 | | | | | | | | |
| NIELSON, CARL C & JOYCE D | | | | | | | | | |
| 11030 N 193RD E AVE | | | | | | | | | |
| OWASSO OK 74055-9362 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 11030 N 193RD E AVE | | | | | | | | |
| Subdivision | ROLLING MEADOWS | | | | | | | | |
| Lot/Block | 0002 / 0007 | 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: 36.31506928 -95.75954616 | | | | | | | | | |
| LOT 2 BLOCK 7 ROLLING MEADOWS | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R2013 05 9 | R14-NEW 480 SQ FT 20X24 | 05/2013 | 07/2013 | 9,700 | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | |
| Sale History | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | |
| 977/310 | CRAIG, DALE A | 12/22/1994 | 85,000 | Yes | | | | | |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.538 | Current Tax | |
| Remove Cap | 0 | Land Value 132,210 | 45,878 | 11% | 5,047 | Assessed | 18,908 | 2,052.24 | |
| Year Frozen | 0 | Improvements 186,559 | 126,005 | | 13,861 | Penalty | 0 | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -97.00 | |
| TIF Project ID | 0 | Total Value 318,769 | 171,883 | | 18,908 | Total Taxable | 17,908 | 1,955.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660012414 | NIELSON, CARL C & JOYCE D | 7 | 311,317 | 1000 | 17,357 | 1,894.00 | | |
| 2024 | 2024-660012414 | NIELSON, CARL C & JOYCE D | 7 | 321,583 | 1000 | 16,822 | 1,870.00 | | |
| 2023 | 2023-660012414 | NIELSON, CARL C & JOYCE D | 7 | 230,537 | 1000 | 16,303 | 1,775.00 | | |
| 2022 | 2022-660012414 | NIELSON, CARL C & JOYCE D | 7 | 230,533 | 1000 | 15,799 | 1,788.00 | | |
| 2021 | 2021-660012414 | NIELSON, CARL C & JOYCE D | 7 | 236,943 | 1000 | 15,310 | 1,714.00 | | |
| 2020 | 2020-660012414 | NIELSON, CARL C & JOYCE D | 7 | 235,783 | 1000 | 14,834 | 1,659.00 | | |
| 2019 | 2019-660012414 | NIELSON, CARL C & JOYCE D | 7 | 226,214 | 1000 | 14,373 | 1,609.00 | | |
| 2018 | 2018-660012414 | NIELSON, CARL C & JOYCE D | 7 | 221,975 | 1000 | 13,926 | 1,509.00 | | |
| 2017 | 2017-660012414 | NIELSON, CARL C & JOYCE D | 7 | 220,238 | 1000 | 13,491 | 1,476.00 | | |
| 2016 | 2016-660012414 | NIELSON, CARL C & JOYCE D | 7 | 215,645 | 1000 | 13,069 | 1,431.00 | | |
| 2015 | 2015-660012414 | NIELSON, CARL C & JOYCE D | 7 | 210,422 | 1000 | 12,659 | 1,395.00 | | |
| 2014 | 2014-660012414 | NIELSON, CARL C & JOYCE D | 7 | 215,516 | 1000 | 12,262 | 1,363.00 | | |
| 2013 | 2013-660012414 | NIELSON, CARL C & JOYCE D | 7 | 191,383 | 1000 | 11,875 | 1,296.00 | | |



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| Lot Data | | Square-Foot - NBHD 1106 #1 | | Primary Image | | | | |
|-----------------------------------|---|----------------------------|-------|---|-------|-----------|------|-------------------------------------|
| Lot Size | | | | | | | | |
| Lot Count | | | | | | | | |
| Units Buildable | 22500 | | | | | | | |
| Non-Ag Acres | 4.6146 | | | | | | | |
| Topography | | | | | | | | |
| Street Access | | | | | | | | |
| Utilities | | | | | | | | |
| Amenities | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Method | Square-Foot | | | \\tsclient\T\TOMMY DUNLAP\New folder (102)\IMG_0013.JPG | | 8/25/2022 | | |
| Base Lot Value | 201,013.00 x .66 = 132,210 | | | GRM Approach | | | | |
| Factor Value | | | | GRM Code | | | | |
| Adjustments | 1.0000 | | | Gross Rent | | | | 0.00 |
| Lot Value | 132,210 | | | Indicated Value | | | | |
| Residential Data | | | | Multiple Regression | | | | |
| Type | 1 Single Family Residence | | | MRA Code | | | | 1 Test |
| Condition | 3 - Average | | | Adusted R | | | | 0.8445 |
| Quality | 3 - Average | | | Indicated Value | | | | 273,615 126.21 Per SqFt |
| Architecture | | | | Direct Comparables | | | | |
| Style | 100% 1 1/2 Story Finished | | | Selection Model | | | | A Adam Test |
| Exterior Wall | 70% Veneer, Stone 30% Frame, Siding, Wood | | | Adjustment Model | | | | 1 2022 Residential |
| Base/Total Area | 1,386 / 2,168 | | | Comparables | | | | 6 |
| Style | 100% 1 1/2 Story Finished | | | Indicated Value | | | | 343,130 Per SqFt |
| HVAC | 100% Warmed & Cooled Air | | | Value Reconciliation | | | | |
| Roof Cover | 1 Composition Shingle | | | Selected Approach | | | | Cost Approach |
| Area on Slab | 1,386 | | | Improvements | | | | 170,946 |
| Fixture/RghIn | 14 / | | | Lot Value | | | | 132,210 |
| Bed/F/H Bath | 3 / 2.5 / | | | Indicated Value | | | | 303,156 139.83 Per SqFt |
| Basement Area | | | | Agland Value | | | | |
| Garage Type | 802 Attached Garage - Unfinished | | | Site Improvements | | | | 15,613 |
| Remodel | | | | Total Value | | | | 318,769 147.03 Total Value Per SqFt |
| Year/Eff Age | 1980 / 35 | | | | | | | |
| Cost Approach | | | | Manual : 01/2025 | | | | |
| Base Cost | 97.48 | Total Misc Impr | + | 14,054 | | | | |
| Roofing Adj | + 3.25 | Garage Cost | + | 23,892 | | | | |
| Subfloor Adj | + -1.55 | Total RCN | = | 299,905 | | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (43%) | - | 128,959 | | | | |
| Plumbing Adj | + 9.01 | Lump Sums | + | 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = | 170,946 | | | | |
| Adj Base Cost | = 120.83 | Lot Value | + | 132,210 | | | | |
| Total Area | x 2,168 | Indicated Value | = | 303,156 | | | | |
| Adjusted Cost | = 261,959 | Value Per SqFt | | 139.83 | | | | |
| 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 | 29601 | 21x6 | | 126 | 26.54 | | 3,344 |
| PRCH | SLAB PORCH - COVERED | 29602 | 7x6 | | 42 | 26.80 | | 1,126 |
| PRCH | SLAB PORCH - COVERED | 29603 | 15x10 | | 150 | 26.46 | | 3,969 |



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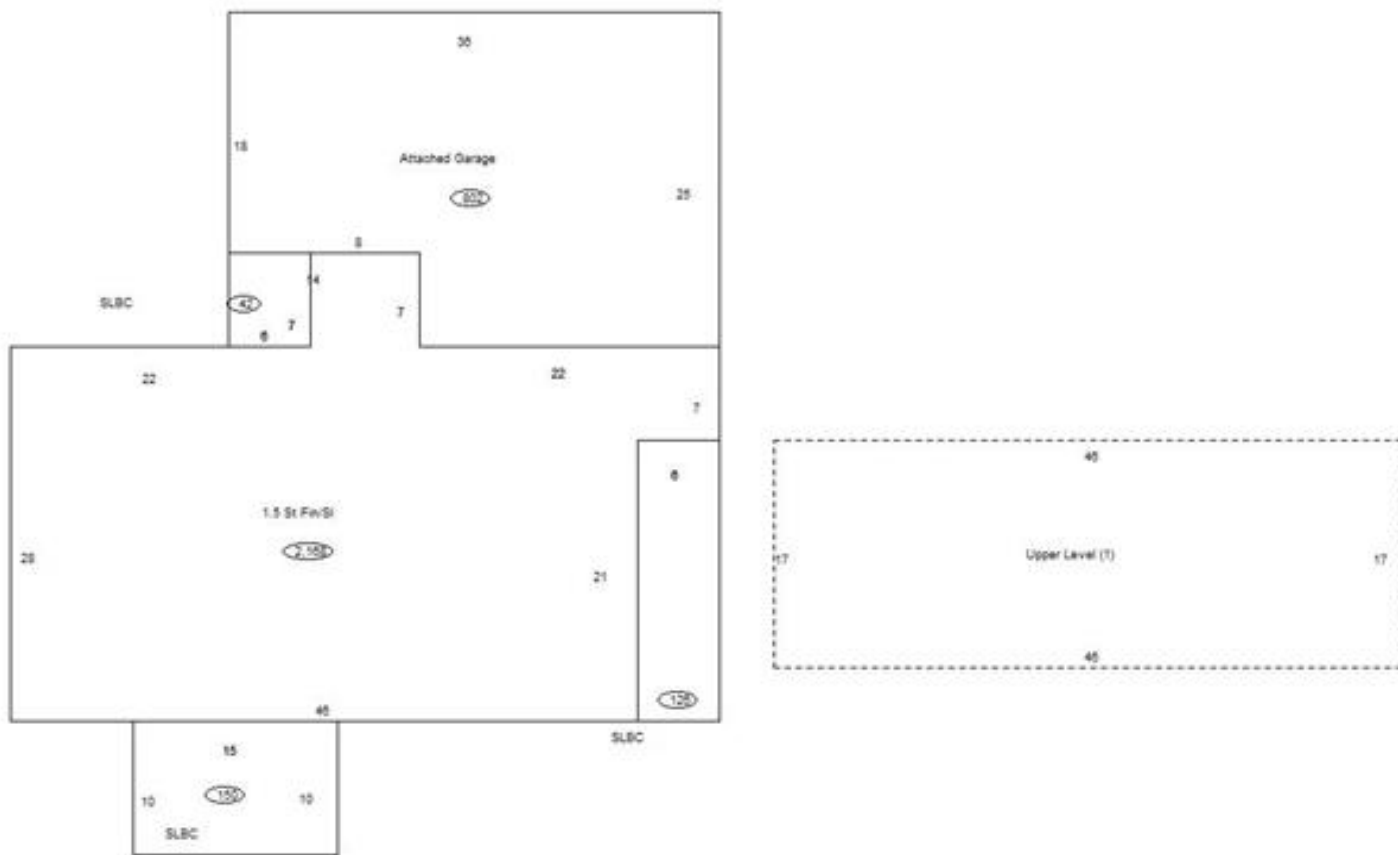
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Sketch Image

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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 | 1,386 | 1.564 | 2,168 |
| 2 | G | 1 | | 10 | Attached Garage | 802 | 1.000 | 802 |
| 3 | M | PRCH | | 10 | SLBC | 126 | 1.000 | 126 |
| 4 | M | PRCH | | 10 | SLBC | 42 | 1.000 | 42 |
| 5 | M | PRCH | | 10 | SLBC | 150 | 1.000 | 150 |
| 6 | U | ^UL | | 10 | Upper Level (1) | 782 | 1.000 | 782 |
| Total Building Area | | | | | | 1,386 | | 2,168 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|------|--------------------------|-----------------------|------------|-------------------------------|--------------|
|  | UTIL | SHOP BUILDING | 24x20x0 | | | 480 |
| | Qual | Cond | Year | 2013 | Eff Age | |
| | | Valuation Summary | Modifier Total | RCN | Depr (5% Phys/ % Func) | RCNLD |
| | | Base Cost (34.24 x 480) | 16,435 | 16,435 | 822 | 15,613 |