



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:03:44
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Assessment Data					Primary Image																																																																																																																				
Account 660012417 Parcel ID 000000-00-0-00696-007-0005 Cadastral ID 12-21-14-02500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 138154 HENDRICKSON, ANN TRUSTEE 10900 N 193RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10900 N 193RD E AVE Subdivision ROLLING MEADOWS Lot/Block 0005 / 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: 36.31240669 -95.75956255 LOT 5 BLOCK 7 ROLLING MEADOWS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	15075							
Non-Ag Acres	4.6112							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	200,865.00 x .66 = 132,158							
Factor Value								
Adjustments	1.0000							
Lot Value	132,158							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	2,372 / 2,372							
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	800 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1971 / 41							
Cost Approach								
Manual : 01/2025								
Base Cost	93.92	Total Misc Impr	+	5,773				
Roofing Adj	+ 3.99	Garage Cost	+	20,528				
Subfloor Adj	+ 1.11	Total RCN	=	298,820				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	146,422				
Plumbing Adj	+ 4.40	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	152,398				
Adj Base Cost	= 114.89	Lot Value	+	132,158				
Total Area	x 2,372	Indicated Value	=	284,556				
Adjusted Cost	= 272,519	Value Per SqFt		119.96				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	266,430	112.32	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	5							
Indicated Value	391,820	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	152,398							
Lot Value	132,158							
Indicated Value	284,556	119.96	Per SqFt					
Agland Value								
Site Improvements	30,855							
Total Value	315,411	132.97	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	29613	7x4		28	24.18		677

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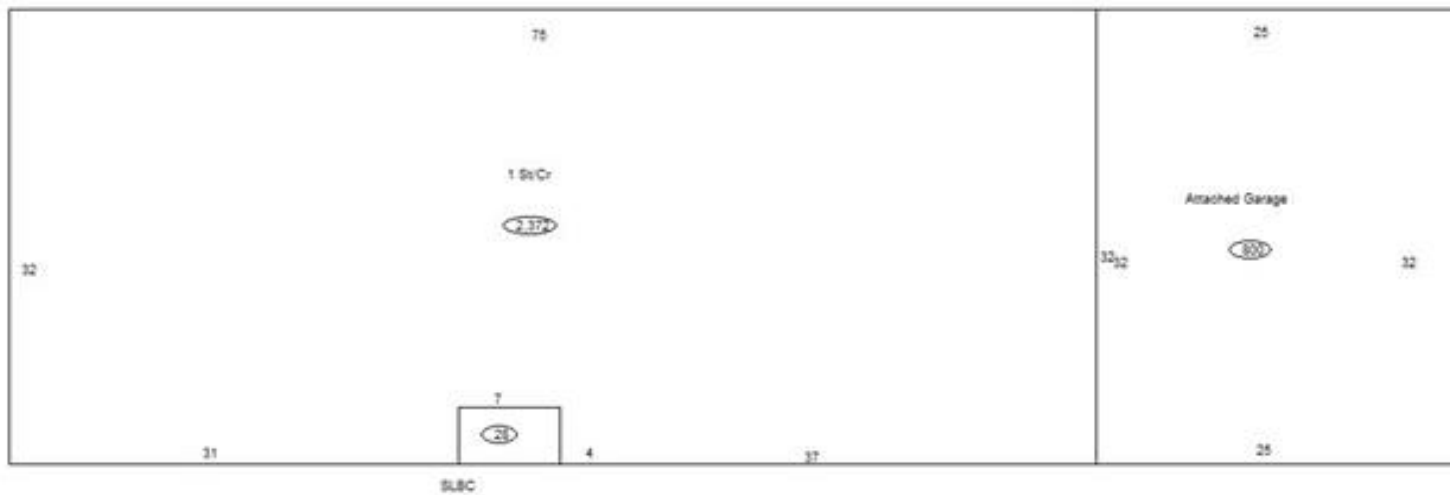
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,372	1.000	2,372
2	G	1		10	Attached Garage	800	1.000	800
3	M	PRCH		10	SLBC	28	1.000	28
Total Building Area						2,372		2,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (30.25 x 1,200)		36,300			36,300	5,445	30,855
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							