



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:03:48  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012422 <b>Parcel ID</b> 000000-00-0-00696-007-0010 <b>Cadastral ID</b> 12-21-14-02550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 270890 GEORGE, BRYAN D & BARBARA J  10939 N 189TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10939 189TH E AVE <b>Subdivision</b> ROLLING MEADOWS <b>Lot/Block</b> 0010 / 0007 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 14 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31420567 -95.76169923																																																																																																																									
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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> 11925 <b>Non-Ag Acres</b> 4.6003 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 200,388.00 x .66 = 131,991 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 131,991		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (102)\IMG_0039.JPG 8/25/2022</p>

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>	1,718 / 1,718
<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>	1,718
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	103.99	<b>Total Misc Impr</b>	+ 9,308
<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+ 13,854
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 241,176
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	- 60,294
<b>Plumbing Adj</b>	+ 8.19	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 180,882
<b>Adj Base Cost</b>	= 126.90	<b>Lot Value</b>	+ 131,991
<b>Total Area</b>	x 1,718	<b>Indicated Value</b>	= 312,873
<b>Adjusted Cost</b>	= 218,014	<b>Value Per SqFt</b>	182.11

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>	246,458	143.46	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>	296,560		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	180,882		
<b>Lot Value</b>	131,991		
<b>Indicated Value</b>	312,873	182.11	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	48,687		
<b>Total Value</b>	361,560	210.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29636	6x5		30	24.17		725
PRCH	SLAB PORCH - COVERED	29637	286		286	23.29		6,661
PRCH	SLAB PORCH - COVERED	29638	10x8		80	24.02		1,922
SHLT	STORM SHELTER			1 2018	1	0.00		



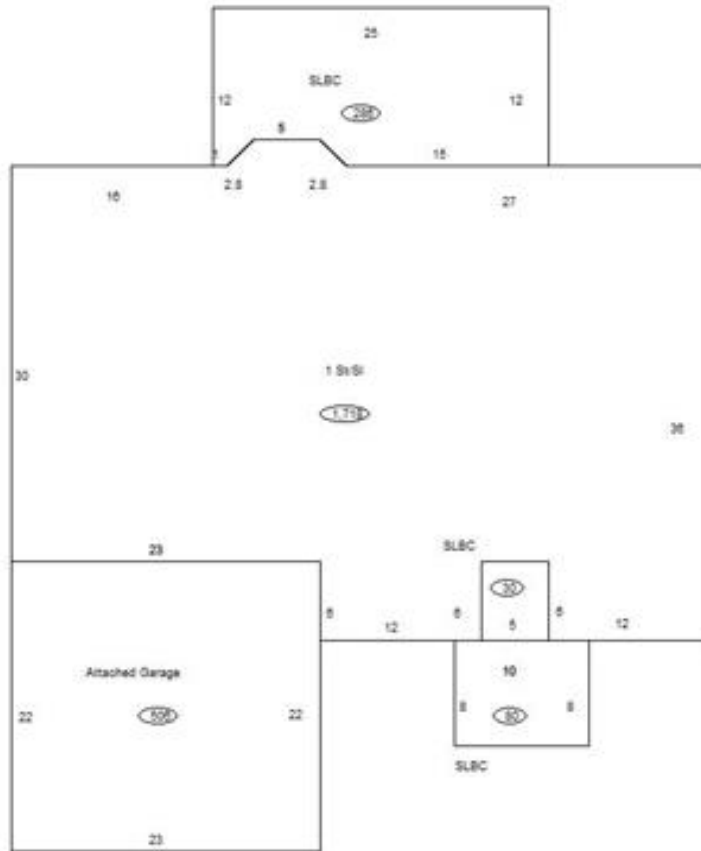
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,718	1.000	1,718
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	286	1.000	286
5	M	PRCH		10	SLBC	80	1.000	80
<b>Total Building Area</b>						<b>1,718</b>		<b>1,718</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x36x0			1,440	
	Qual	Cond	Year	2013	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (31.81 x 1,440)		45,806			45,806	2,290	43,516
	BARN	BARN	32x40x0			1,280	
	Qual	3	Cond	3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.10 x 1,280)		12,928			12,928	7,757	5,171