



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 660012428 Parcel ID 000000-00-0-00696-008-0004 Cadastral ID 12-21-14-02610 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 338753 WDP FAMILY TRUST 18902 E 108TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18902 E 108TH ST N Subdivision ROLLING MEADOWS Lot/Block 0004 / 0008 Parcel Size 1 - 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\New folder (102)\IMG_0067.JPG 8/25/2022</p>														
Legal Description Lat/Long: 36.31004468 -95.76232788																			
LOT 4 BLOCK 8 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	PRUITT, DOUG ALLEN &	06/23/2022	0	4										
H	Homestead	No	1,000		/	SOUTHARD, BOBBY ALAN &	02/19/2020	205,000	YES										
H	Homestead	No	1,000		2397/600	DAVIDSON, ROBERT L & LENNA LEE	04/10/2014	141,500	4										
					939/756	MARNEY, VIRGINIA R	12/16/1993	91,500	Yes										
					877/244	SELLER	03/25/1992	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2021		Land Value	134,611	79,066	11%	8,697	Assessed	25,547										
Year Frozen	2005		Improvements	155,205	153,182		16,850	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	289,816	232,248		25,547	Total Taxable	24,547										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012428	WDP FAMILY TRUST			7	284,786	1000	23,803	2,594.00										
2024	2024-660012428	WDP FAMILY TRUST			7	303,534	1000	23,081	2,561.00										
2023	2023-660012428	WDP FAMILY TRUST			7	212,541	1000	22,380	2,431.00										
2022	2022-660012428	WDP FAMILY TRUST			7	207,810	0	22,859	2,565.00										
2021	2021-660012428	PRUITT, DOUG ALLEN &			7	205,406	0	22,595	2,509.00										
2020	2020-660012428	PRUITT, DOUG ALLEN &			7	206,475	1000	21,499	2,398.00										
2019	2019-660012428	SOUTHARD, BOBBY ALAN &			7	198,579	1000	20,844	2,327.00										
2018	2018-660012428	SOUTHARD, BOBBY ALAN &			7	195,046	1000	20,455	2,210.00										
2017	2017-660012428	SOUTHARD, BOBBY ALAN &			7	193,663	1000	20,303	2,214.00										
2016	2016-660012428	SOUTHARD, BOBBY ALAN &			7	189,748	1000	19,872	2,169.00										
2015	2015-660012428	SOUTHARD, BOBBY ALAN &			7	188,514	1000	19,737	2,168.00										
2014	2014-660012428	SOUTHARD, BOBBY ALAN &			7	206,560	1000	12,722	1,414.00										
2013	2013-660012428	DAVIDSON, ROBERT L & LENNA LEE			7	181,145	1000	12,722	1,388.00										




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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 15075 Non-Ag Acres 4.7721 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 207,875.00 x .65 = 134,611 Factor Value Adjustments 1.0000 Lot Value 134,611		 <p style="text-align: right; color: orange;">08/25/2022</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (102)\IMG_0067.JPG 8/25/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,999 / 1,999
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,999
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

Cost Approach				Manual : 01/2025			
Base Cost	106.47	Total Misc Impr	+	32,875			
Roofing Adj	+ 4.27	Garage Cost	+	12,487			
Subfloor Adj	+ -1.09	Total RCN	=	297,916			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	145,979			
Plumbing Adj	+ 5.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	151,937			
Adj Base Cost	= 126.34	Lot Value	+	134,611			
Total Area	x 1,999	Indicated Value	=	286,548			
Adjusted Cost	= 252,554	Value Per SqFt		143.35			

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	184,660 92.38 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	305,930 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	151,937
Lot Value	134,611
Indicated Value	286,548 143.35 Per SqFt
Agland Value	
Site Improvements	3,268
Total Value	289,816 144.98 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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	29656	21x5		105	23.94		2,514
EPSW	ENCLOSED PORCH - SOLID WALL	29657	20x14		280	61.30		17,164
PRCH	SLAB PORCH - COVERED	29658	14x9		126	23.85		3,005



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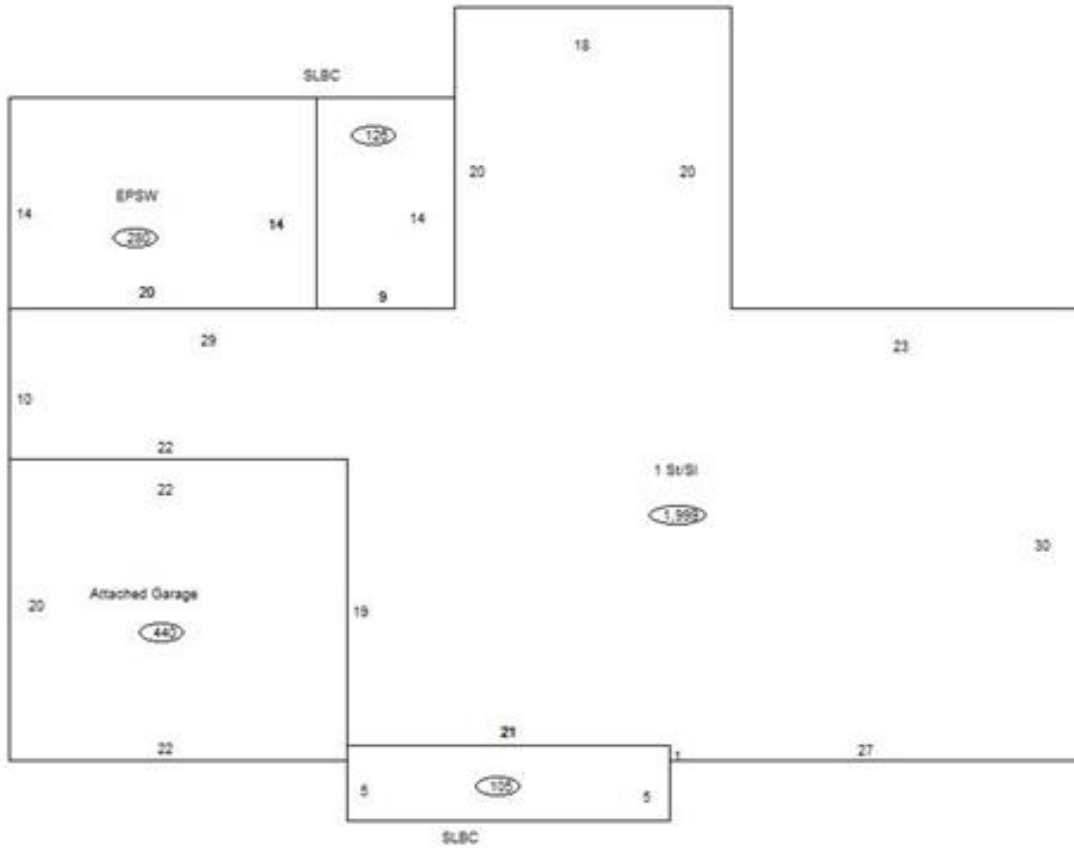
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,999	1.000	1,999
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	105	1.000	105
4	M	EPSW		10	EPSW	280	1.000	280
5	M	PRCH		10	SLBC	126	1.000	126
Total Building Area						1,999		1,999



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			640
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 640) 6,707		Modifier Total	RCN 6,707	Depr (75% Phys/ % Func) 5,030	RCNLD 1,677
	STF	STG FAIR	0x0x0			1,360
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 1,360) 6,365		Modifier Total	RCN 6,365	Depr (75% Phys/ % Func) 4,774	RCNLD 1,591