



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:03:55
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Assessment Data					Primary Image																																																																																																																				
Account 660012431 Parcel ID 000000-00-0-00696-008-0007 Cadastral ID 12-21-14-02640 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 138464 HIGGINS, CURTIS 18680 E 108TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18680 E 108TH ST N Subdivision ROLLING MEADOWS Lot/Block 0007 / 0008 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 Lot/Long: 36.31006250 -95.76567700																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	15750				
Non-Ag Acres	4.7413				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	206,530.00 x .65 = 134,141			\\tsclient\T\TOMMY DUNLAP\New folder (102)\IMG_0077.JPG 8/25/2022	
Factor Value				GRM Approach	
Adjustments	1.0000			GRM Code	
Lot Value	134,141			Gross Rent 0.00	
Residential Data				Indicated Value	
Type	1 Single Family Residence			Multiple Regression	
Condition	3 - Average			MRA Code 1 Test	
Quality	2.5 - Fair			Adusted R 0.8445	
Architecture				Indicated Value 247,230 118.12 Per SqFt	
Style	100% 1 1/2 Story Finished			Direct Comparables	
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl			Selection Model A Adam Test	
Base/Total Area	1,343 / 2,093			Adjustment Model 1 2022 Residential	
Style	100% 1 1/2 Story Finished			Comparables 6	
HVAC	100% Warmed & Cooled Air			Indicated Value 333,430 Per SqFt	
Roof Cover	1 Composition Shingle			Value Reconciliation	
Area on Slab	0			Selected Approach Cost Approach	
Fixture/RghIn	10 /			Improvements 100,137	
Bed/F/H Bath	3 / 2.5 /			Lot Value 134,141	
Basement Area				Indicated Value 234,278 111.93 Per SqFt	
Garage Type	320 Attached Garage - Unfinished			Agland Value	
Remodel				Site Improvements 84,675	
Year/Eff Age	1955 / 53			Total Value 318,953 152.39 Total Value Per SqFt	
Cost Approach				Manual : 01/2025	
Base Cost	86.74	Total Misc Impr	+ 7,962		
Roofing Adj	+ 2.98	Garage Cost	+ 10,000		
Subfloor Adj	+ 0.78	Total RCN	= 244,236		
Heat/Cool Adj	+ 11.47	Depreciation (59%)	- 144,099		
Plumbing Adj	+ 6.14	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 100,137		
Adj Base Cost	= 108.11	Lot Value	+ 134,141		
Total Area	x 2,093	Indicated Value	= 234,278		
Adjusted Cost	= 226,274	Value Per SqFt	111.93		

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	29669	24x5		120	23.88	2,866



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
Base Cost (28.71 x 1,500)		43,065		43,065	15,073	27,992
	UTIL	SHOP BUILDING	0x0x0			2,640
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (25.26 x 2,640)		66,686		66,686	10,003	56,683
	STF	STG FAIR	0x0x0			288
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 288)		1,348		1,348	1,348	
	STF	STG FAIR	8x14x0			112
	Qual 2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 112)		524		524	524	
	STF	STG FAIR	8x12x0			96
	Qual 2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 96)		449		449	449	
	STF	STG FAIR	8x14x0			112
	Qual 2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 112)		524		524	524	
	STF	STG FAIR	10x16x0			160
	Qual 2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 160)		749		749	749	



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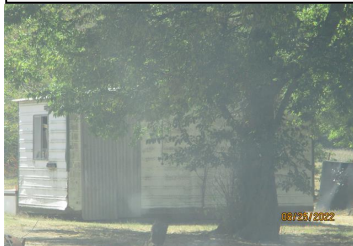
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				