



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 660012434 Parcel ID 000000-00-0-00696-008-0010 Cadastral ID 12-21-14-02670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337372 BREEN, TERRY & SARAH 18651 E 106TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18651 106TH ST Subdivision ROLLING MEADOWS Lot/Block 0010 / 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: 36.30832489 -95.76567962																																							
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>R20</td> <td>R20- FULL RMA</td> <td>11/2018</td> <td>05/2019</td> <td></td> </tr> <tr> <td>R19</td> <td>R19- POSS NEW SHOP</td> <td>10/2018</td> <td>11/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R20- FULL RMA	11/2018	05/2019		R19	R19- POSS NEW SHOP	10/2018	11/2018																
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Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																														
Remove Cap	2023	Land Value	177,675	177,675	11%	19,544	Assessed	59,820	6,492.74																														
Year Frozen	0	Improvements	367,596	366,145		40,276	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00																														
TIF Project ID	0	Total Value	545,271	543,820		59,820	Total Taxable	58,820	6,395.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660012434	BREEN, TERRY & SARAH			7	527,981	1000	57,077	6,205.00																														
2024	2024-660012434	BREEN, TERRY & SARAH			7	545,000	1000	58,950	6,519.00																														
2023	2023-660012434	BREEN, TERRY & SARAH			7	545,000	0	59,950	6,474.00																														
2022	2022-660012434	BREEN, TERRY & SARAH			7	305,107	0	33,562	3,767.00																														
2021	2021-660012434	SPENCER, JAKE A &			7	305,728	0	33,630	3,733.00																														
2020	2020-660012434	SPENCER, JAKE A &			7	303,818	0	33,420	3,705.00																														
2019	2019-660012434	SPENCER, JAKE A &			7	244,678	0	26,915	2,986.00																														
2018	2018-660012434	SPENCER, JAKE A &			7	247,614	1000	15,140	1,639.00																														
2017	2017-660012434	STOTTS, SHIRLEY ANN &			7	245,813	1000	14,670	1,604.00																														
2016	2016-660012434	STOTTS, SHIRLEY ANN &			7	240,168	1000	14,214	1,555.00																														
2015	2015-660012434	STOTTS, SHIRLEY ANN &			7	234,108	1000	13,770	1,517.00																														
2014	2014-660012434	STOTTS, SHIRLEY ANN &			7	221,309	1000	13,340	1,482.00																														
2013	2013-660012434	STOTTS, SHIRLEY ANN & DEBRA			7	205,128	1000	12,922	1,410.00																														



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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 22500 Non-Ag Acres 4.8011 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 209,135.00 x .65 = 135,052 Factor Value Adjustments 1.3156 Lot Value 177,675		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	80% 1 1/2 Story Finished 20% 1 1/2 Story Unfinish
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Vinyl
Base/Total Area	2,132 / 2,870
Style	80% 1 1/2 Story Finished - 20% 1 1/2 Story Unfinis
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	1,138 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1963 / 24



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	442,479	154.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	608,030 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.53	Total Misc Impr	+	29,411	
Roofing Adj	+ 4.23	Garage Cost	+	51,688	
Subfloor Adj	+ 0.00	Total RCN	=	446,278	
Heat/Cool Adj	+ 16.31	Depreciation (29%)	-	129,421	
Plumbing Adj	+ 5.17	Lump Sums	+	3,519	
Basement Adj	+ 0.00	RCNLD	=	320,376	
Adj Base Cost	= 127.24	Lot Value	+	177,675	
Total Area	x 2,870	Indicated Value	=	498,051	
Adjusted Cost	= 365,179	Value Per SqFt		173.54	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	320,376		
Lot Value	177,675		
Indicated Value	498,051	173.54	Per SqFt
Agland Value			
Site Improvements	47,220		
Total Value	545,271	189.99	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	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	29675	14x4		56	33.02		1,849
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	29676	22x9		198	35.67		7,063
BALW	BALCONY - WOOD	29678	10x10		100	35.19		3,519
PRCH	SLAB PORCH - COVERED	141325	21x20		420	31.56		13,255



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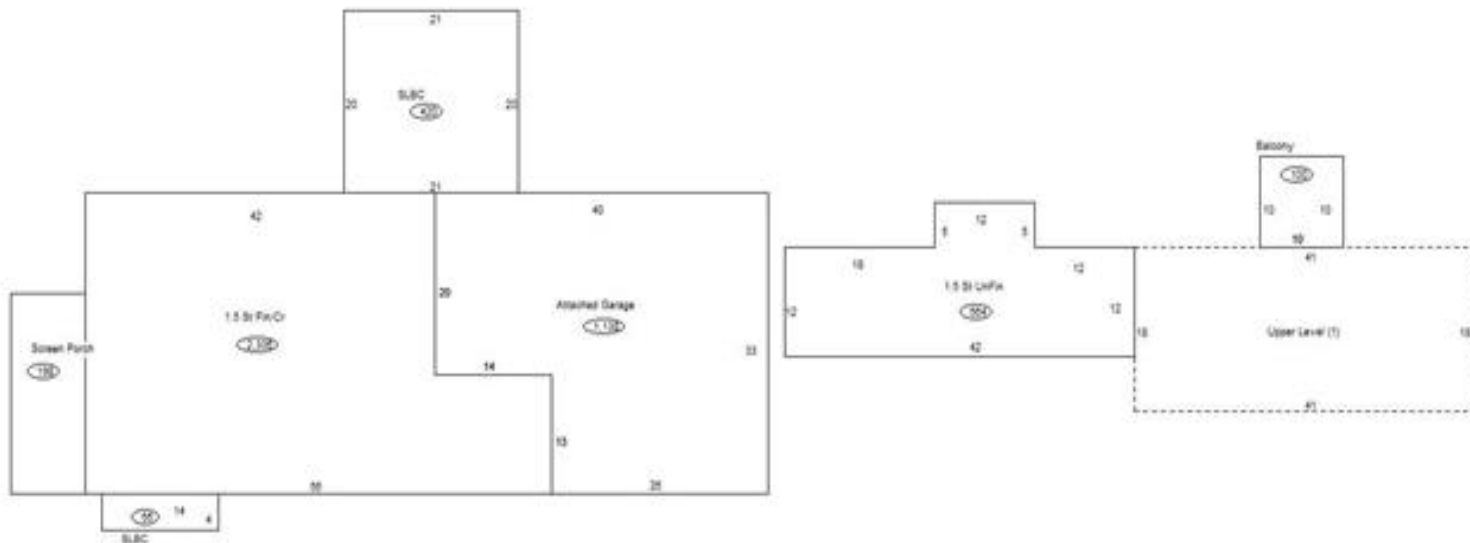
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,568	1.471	2,306
2	G	1		13	Attached Garage	1,138	1.000	1,138
3	M	PRCH		13	SLBC	56	1.000	56
4	M	EPKS		13	Screen Porch	198	1.000	198
5	R	6		13	1.5 St UnFin	564	1.000	564
6	M	BALW		13	Balcony	100	1.000	100
7	U	^UL		13	Upper Level (1)	738	1.000	738
8	M	PRCH		13	SLBC	420	1.000	420
Total Building Area						2,132		2,870



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x30x0			1,500	
	Qual	Cond	Year	2018	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (31.48 x 1,500)		47,220		47,220	47,220	
	STF	STG FAIR	8x20x0			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	
	STF	STG FAIR	12x18x0			216	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 216)		1,011		1,011	1,011	