



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660012439 <b>Parcel ID</b> 000000-00-0-00696-008-0015 <b>Cadastral ID</b> 12-21-14-02720 <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> 259516 HOWARD, GARY F &  VIVIAN FAYE 19111 E 106TH ST N OWASSO OK 74055-0000					<p>\\tsclient\T\TOMMY DUNLAP\082922 (103)\IMG_0006.JPG 8/30/2022</p>														
<b>Parcel Location</b> <b>Situs</b> 19111 106TH ST <b>Subdivision</b> ROLLING MEADOWS <b>Lot/Block</b> 0015 / 0008 <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> Lat/Long: 36.30830760 -95.76009821					<b>Building Permits</b>														
LOT 15 BLOCK 8 ROLLING MEADOWS					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	968/323	GARRETT, SHEYRL W & CONNIE-C	09/09/1994	92,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	132,702	77,535	11%	8,529	<b>Assessed</b>	21,393	2,321.95										
Year Frozen	0	<b>Improvements</b>	125,959	116,941		12,864	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	258,661	194,476		21,393	<b>Total Taxable</b>	20,393	2,224.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660012439	HOWARD, GARY F &			7	254,808	1000	19,768	2,156.00										
2024	2024-660012439	HOWARD, GARY F &			7	261,732	1000	19,164	2,129.00										
2023	2023-660012439	HOWARD, GARY F &			7	179,299	1000	18,577	2,021.00										
2022	2022-660012439	HOWARD, GARY F &			7	177,578	1000	18,007	2,035.00										
2021	2021-660012439	HOWARD, GARY F &			7	187,029	1000	17,454	1,952.00										
2020	2020-660012439	HOWARD, GARY F &			7	184,790	1000	16,916	1,890.00										
2019	2019-660012439	HOWARD, GARY F &			7	181,034	1000	16,394	1,833.00										
2018	2018-660012439	HOWARD, GARY F &			7	176,965	1000	15,888	1,720.00										
2017	2017-660012439	HOWARD, GARY F &			7	175,496	1000	15,396	1,682.00										
2016	2016-660012439	HOWARD, GARY F &			7	172,312	1000	14,919	1,632.00										
2015	2015-660012439	HOWARD, GARY F &			7	171,666	1000	14,455	1,592.00										
2014	2014-660012439	HOWARD, GARY F &			7	172,863	1000	14,005	1,555.00										
2013	2013-660012439	HOWARD, GARY F &			7	159,895	1000	13,568	1,479.00										




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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> 22500 <b>Non-Ag Acres</b> 4.6469 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 202,420.00 x .66 = 132,702 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 132,702		 <p>\\tsclient\T\TOMMY DUNLAP\082922 (103)\IMG_0006.JPG 8/30/2022</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>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,584 / 1,584
<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>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 40

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>	166,480	105.10	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>	226,160		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.34	<b>Total Misc Impr</b>	+	13,541			
<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+	12,100			
<b>Subfloor Adj</b>	+ 1.16	<b>Total RCN</b>	=	220,204			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	-	105,698			
<b>Plumbing Adj</b>	+ 6.59	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	114,506			
<b>Adj Base Cost</b>	= 122.83	<b>Lot Value</b>	+	132,702			
<b>Total Area</b>	x 1,584	<b>Indicated Value</b>	=	247,208			
<b>Adjusted Cost</b>	= 194,563	<b>Value Per SqFt</b>		156.07			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	114,506		
<b>Lot Value</b>	132,702		
<b>Indicated Value</b>	247,208	156.07	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,453		
<b>Total Value</b>	258,661	163.30	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	29695	17x14		238	23.44		5,579
PRCH	SLAB PORCH - COVERED	29696	20x6		120	23.88		2,866



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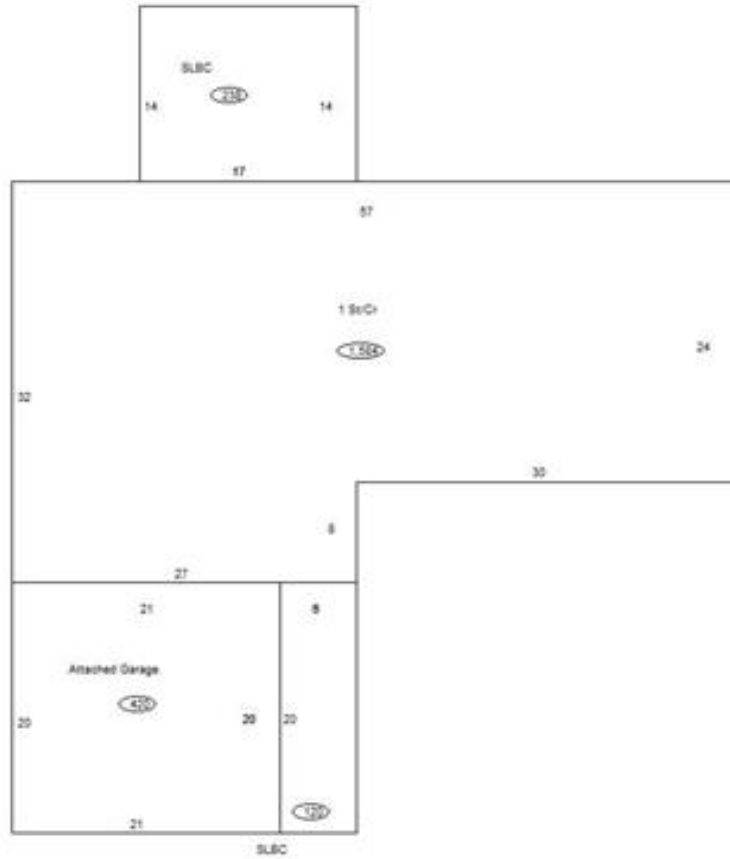
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### Sketch Image

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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	1,584	1.000	1,584
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	238	1.000	238
4	M	PRCH		10	SLBC	120	1.000	120
<b>Total Building Area</b>						<b>1,584</b>		<b>1,584</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			630
	Qual 2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.72 x 630)	5,494		5,494	4,121	1,373
	DTGF	DETACHED GARAGE FAIR	30x30x0			900
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 900)	14,400		14,400	4,320	10,080
	STF	STG FAIR	14x12x0			168
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 168)	786		786	786	