



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	660012445								
Parcel ID	000000-00-0-00696-009-0005								
Cadastral ID	12-21-14-02780								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	138874								
PHELAN, CHARLES M C &									
TEEAUNA D									
17804 E 108TH ST N									
OWASSO OK 74055-0000									
Parcel Location									
Situs	17804 E 108TH ST N								
Subdivision	ROLLING MEADOWS								
Lot/Block	0005 / 0009	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									
Lat/Long: 36.31009968 -95.77240424									
LOT 5 BLOCK 9 ROLLING MEADOWS									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 000049	R22- NEW 40X50 DTCH ACC BLDG	02/2021	04/2021	35,750					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value	134,101	90,272	11%	9,930	Assessed	19,729	2,141.35
Year Frozen	0	Improvements	129,620	89,083		9,799	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00
TIF Project ID	0	Total Value	263,721	179,355		19,729	Total Taxable	18,729	2,044.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660012445	PHELAN, CHARLES M C &	7	245,688	1000	18,155	1,981.00		
2024	2024-660012445	PHELAN, CHARLES M C &	7	248,394	1000	17,597	1,957.00		
2023	2023-660012445	PHELAN, CHARLES M C &	7	165,301	1000	17,055	1,856.00		
2022	2022-660012445	PHELAN, CHARLES M C &	7	165,301	1000	16,529	1,869.00		
2021	2021-660012445	PHELAN, CHARLES M C &	7	136,824	1000	12,563	1,409.00		
2020	2020-660012445	PHELAN, CHARLES M C &	7	137,884	1000	12,168	1,363.00		
2019	2019-660012445	PHELAN, CHARLES M C &	7	133,956	1000	11,784	1,322.00		
2018	2018-660012445	PHELAN, CHARLES M C &	7	130,137	1000	11,412	1,239.00		
2017	2017-660012445	PHELAN, CHARLES M C &	7	129,440	1000	11,050	1,211.00		
2016	2016-660012445	PHELAN, CHARLES M C &	7	127,354	1000	10,699	1,174.00		
2015	2015-660012445	PHELAN, CHARLES M C &	7	125,447	1000	10,359	1,144.00		
2014	2014-660012445	PHELAN, CHARLES M C &	7	128,148	1000	10,028	1,117.00		
2013	2013-660012445	PHELAN, CHARLES M C &	7	121,089	1000	9,707	1,062.00		



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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	22500							
Non-Ag Acres	4.7387							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	206,417.00 x .65 = 134,101							
Factor Value								
Adjustments	1.0000							
Lot Value	134,101							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood							
Base/Total Area	1,386 / 1,386							
Style	100% One Story							
HVAC	100% Wall Furnace							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	7 /							
Bed/F/H Bath	3 / 1.5 /							
Basement Area								
Garage Type	576 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1960 / 50							
Cost Approach Manual : 01/2025								
Base Cost	91.62	Total Misc Impr	+	2,838				
Roofing Adj	+ 3.96	Garage Cost	+	13,023				
Subfloor Adj	+ 2.30	Total RCN	=	160,864				
Heat/Cool Adj	+ 0.76	Depreciation (59%)	-	94,910				
Plumbing Adj	+ 5.98	Lump Sums	+	4,048				
Basement Adj	+ 0.00	RCNLD	=	70,002				
Adj Base Cost	= 104.62	Lot Value	+	134,101				
Total Area	x 1,386	Indicated Value	=	204,103				
Adjusted Cost	= 145,003	Value Per SqFt		147.26				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adjusted R	0.8445							
Indicated Value	188,566	136.05	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	1							
Indicated Value	8,130	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	70,002							
Lot Value	134,101							
Indicated Value	204,103	147.26	Per SqFt					
Agland Value								
Site Improvements	59,618							
Total Value	263,721	190.27	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29714	17x8		136	20.87		2,838
WODO	WOOD DECK - OPEN	29715	334		334	15.15	20%	4,048

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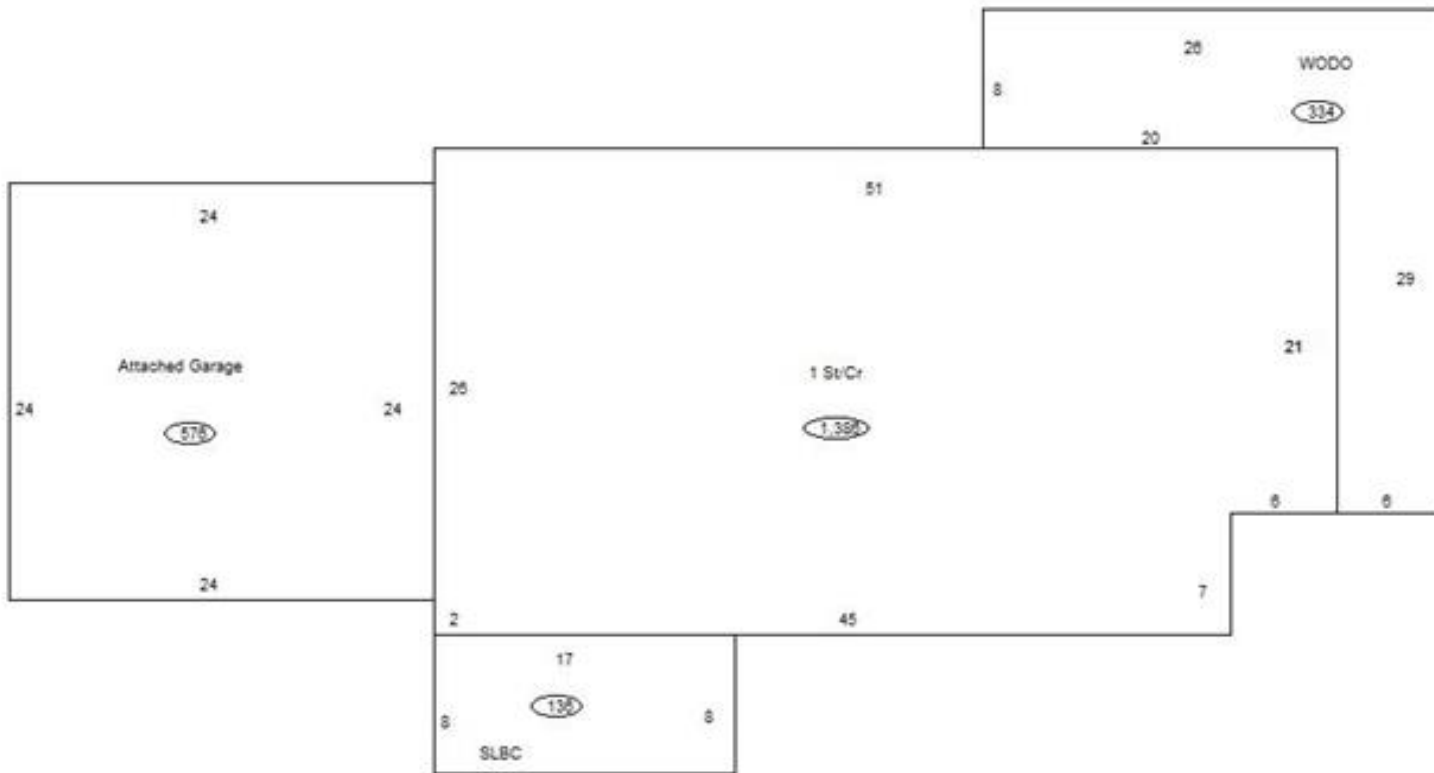
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Sketch Image

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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	1,386	1.000	1,386
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	136	1.000	136
4	M	WODO		10	WODO	334	1.000	334
Total Building Area						1,386		1,386



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x40x0			2,000
	Qual	Cond	Year	2021	Eff Age	
	Valuation Summary Base Cost (29.46 x 2,000) 58,920		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD 58,920 58,920
	LF	LOAFING SHED	0x0x0			468
	Qual	2	Cond	2	Year	Eff Age
	Valuation Summary Base Cost (4.26 x 468) 1,994		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD 1,994 1,296 698