



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:09:09
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Assessment Data					Primary Image																																																																																																															
Account 660012451 Parcel ID 000000-00-0-00696-009-0011 Cadastral ID 12-21-14-02840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 138994 VAUGHAN, RONALD W 18003 E 106TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18003 E 106TH ST N Subdivision ROLLING MEADOWS Lot/Block 0011 / 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: 36.30836029 -95.77352558 LOT 11 BLOCK 9 ROLLING MEADOWS																																																																																																																				
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Lot Data		Square-Foot - NBHD 1106 #1
Lot Size		
Lot Count		
Units Buildable	19125	
Non-Ag Acres	4.8268	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	210,254.00 x .64 = 135,444	
Factor Value		
Adjustments	1.0000	
Lot Value	135,444	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	816 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	161,177 139.91 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	76,454
Lot Value	135,444
Indicated Value	211,898 183.94 Per SqFt
Agland Value	
Site Improvements	4,985
Total Value	216,883 188.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.74	Total Misc Impr	+ 2,930
Roofing Adj	+ 4.07	Garage Cost	+ 17,797
Subfloor Adj	+ 2.37	Total RCN	= 156,029
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 79,575
Plumbing Adj	+ 10.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 76,454
Adj Base Cost	= 117.45	Lot Value	+ 135,444
Total Area	x 1,152	Indicated Value	= 211,898
Adjusted Cost	= 135,302	Value Per SqFt	183.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	29734	5x5		25	10.24		256
PRCH	SLAB PORCH - COVERED	29735	16x8		128	20.89		2,674
SHLT	STORM SHELTER			2018	1	0.00		



Rogers

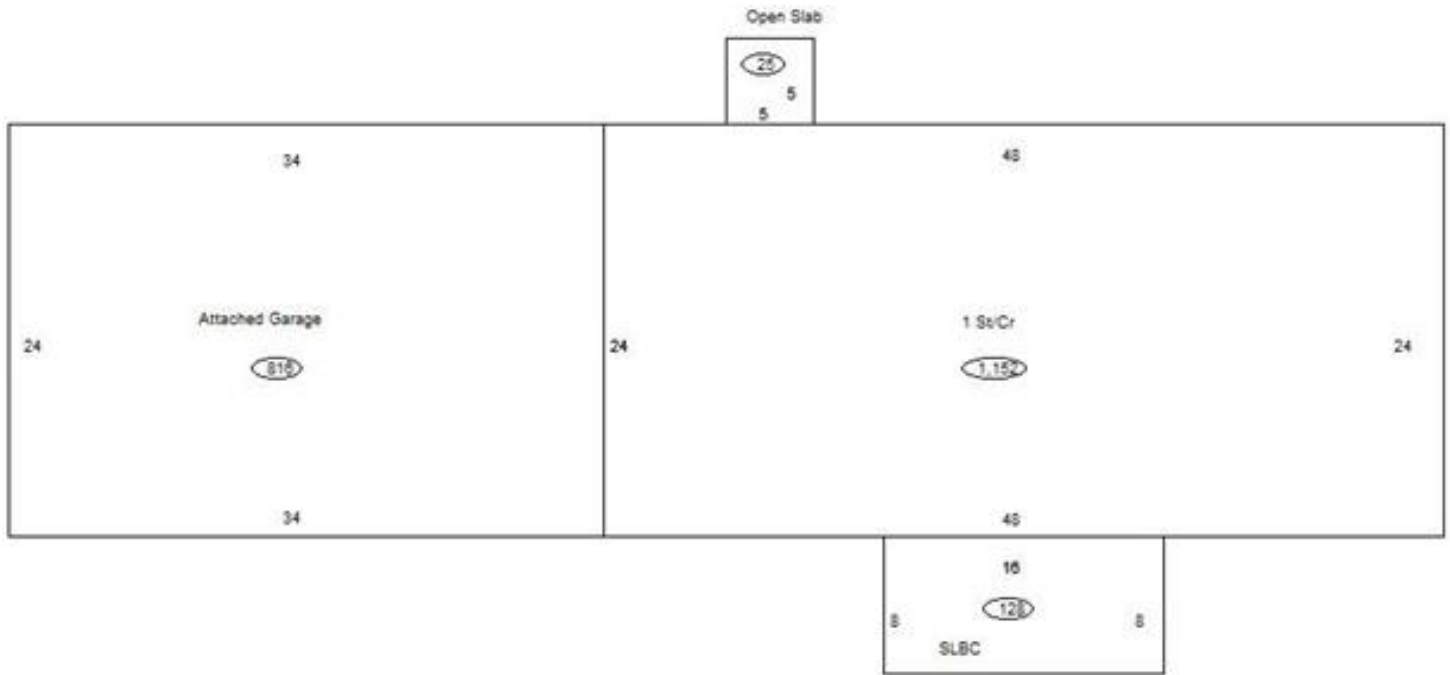
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Sketch Image

660012451



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
2	M	PATO		10	Open Slab	25	1.000	25
3	M	PRCH		10	SLBC	128	1.000	128
4	G	1		10	Attached Garage	816	1.000	816
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			432	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 432)		4,527		4,527	3,622	905
	LT	LEAN-TO	0x0x0			192	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 192)		561		561	561	
	LF	LOAFING SHED	12x30x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 360)		1,534		1,534	1,534	
	DTGF	DETACHED GARAGE FAIR	30x34x0			1,020	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 1,020)		16,320		16,320	12,240	4,080
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						