



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 660013115 Parcel ID 000000-00-0-00783-003-0002 Cadastral ID 13-21-14-01570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 122704 BEGEMANN, STEVEN C & SUSAN LYNNE 10408 ASHFORD LN OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 10408 N ASHFORD LN Subdivision STONEBRIDGE ESTATES II Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30406535 -95.76855970 LOT 2 BLOCK 3 STONEBRIDGE EST 2					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3589	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	59,194.00 x 2.28 = 134,977	
Factor Value		
Adjustments	1.0000	
Lot Value	134,977	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,530 / 2,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,530
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	670 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-1\IMG_0002. 9/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	286,219	113.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	334,500		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	97.07	Total Misc Impr	+	9,109	
Roofing Adj	+ 4.50	Garage Cost	+	20,174	
Subfloor Adj	+ -2.16	Total RCN	=	332,301	
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	103,013	
Plumbing Adj	+ 7.72	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	229,288	
Adj Base Cost	= 119.77	Lot Value	+	134,977	
Total Area	x 2,530	Indicated Value	=	364,265	
Adjusted Cost	= 303,018	Value Per SqFt		143.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	229,288		
Lot Value	134,977		
Indicated Value	364,265	143.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	364,265	143.98	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	31307	8x4		32	26.83		859
PRCH	SLAB PORCH - COVERED	31308	11x9		99	26.62		2,635



Rogers

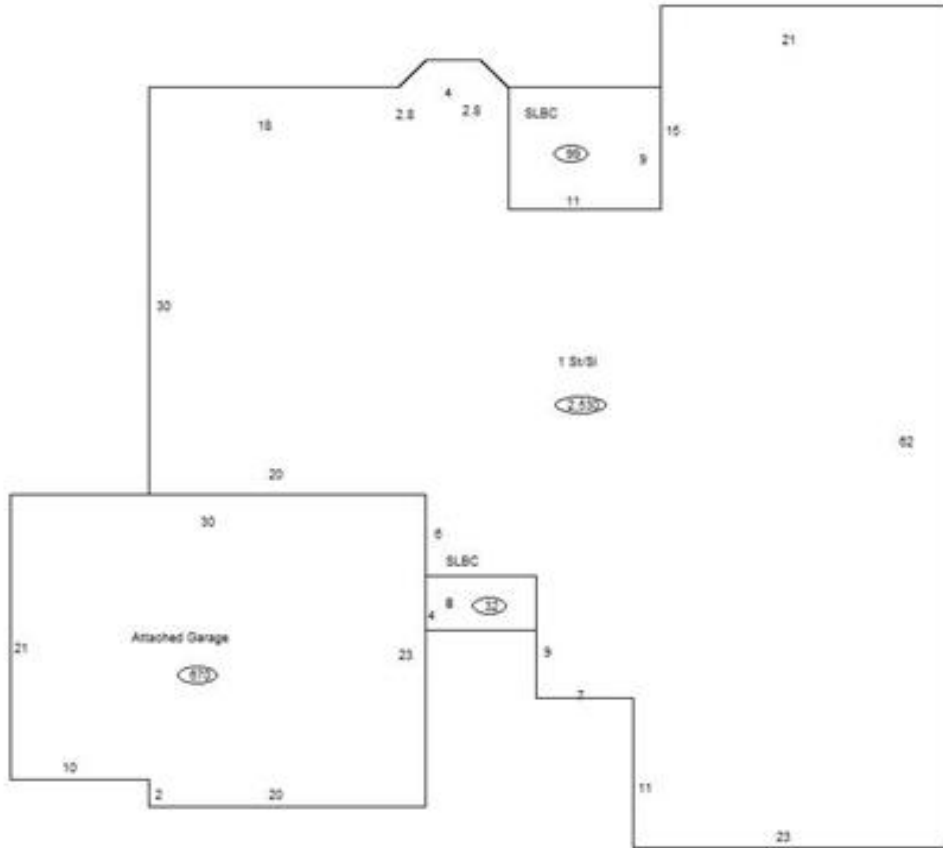
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Sketch Image

660013115



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,530	1.000	2,530
2	G	1		10	Attached Garage	670	1.000	670
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PRCH		10	SLBC	99	1.000	99
Total Building Area						2,530		2,530