



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 660013116 Parcel ID 000000-00-0-00783-003-0003 Cadastral ID 13-21-14-01580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 117084 BLACKMAN, JOHN E & JONI W CO TRUSTEES 10414 ASHFORD LN OWASSO OK 74055-0000 Parcel Location Situs 10414 N ASHFORD LN Subdivision STONEBRIDGE ESTATES II Lot/Block 0003 / 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 Lot/Long: 36.30439056 -95.76829233																																																																																																																									
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3214	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	57,560.00 x 2.31 = 132,934	
Factor Value		
Adjustments	1.0000	
Lot Value	132,934	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,109 / 2,109
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	4 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-1\IMG_0003. 9/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	267,612	126.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	293,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.17	Total Misc Impr	+	14,653			
Roofing Adj	+ 4.64	Garage Cost	+	15,930			
Subfloor Adj	+ 0.00	Total RCN	=	306,461			
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	104,197			
Plumbing Adj	+ 7.36	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	202,264			
Adj Base Cost	= 130.81	Lot Value	+	132,934			
Total Area	x 2,109	Indicated Value	=	335,198			
Adjusted Cost	= 275,878	Value Per SqFt		158.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,264		
Lot Value	132,934		
Indicated Value	335,198	158.94	Per SqFt
Agland Value			
Site Improvements	30,867		
Total Value	366,065	173.57	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	31311	23x4		92	26.64		2,451
PRCH	SLAB PORCH - COVERED	31312	18x14		252	26.14		6,587



Rogers

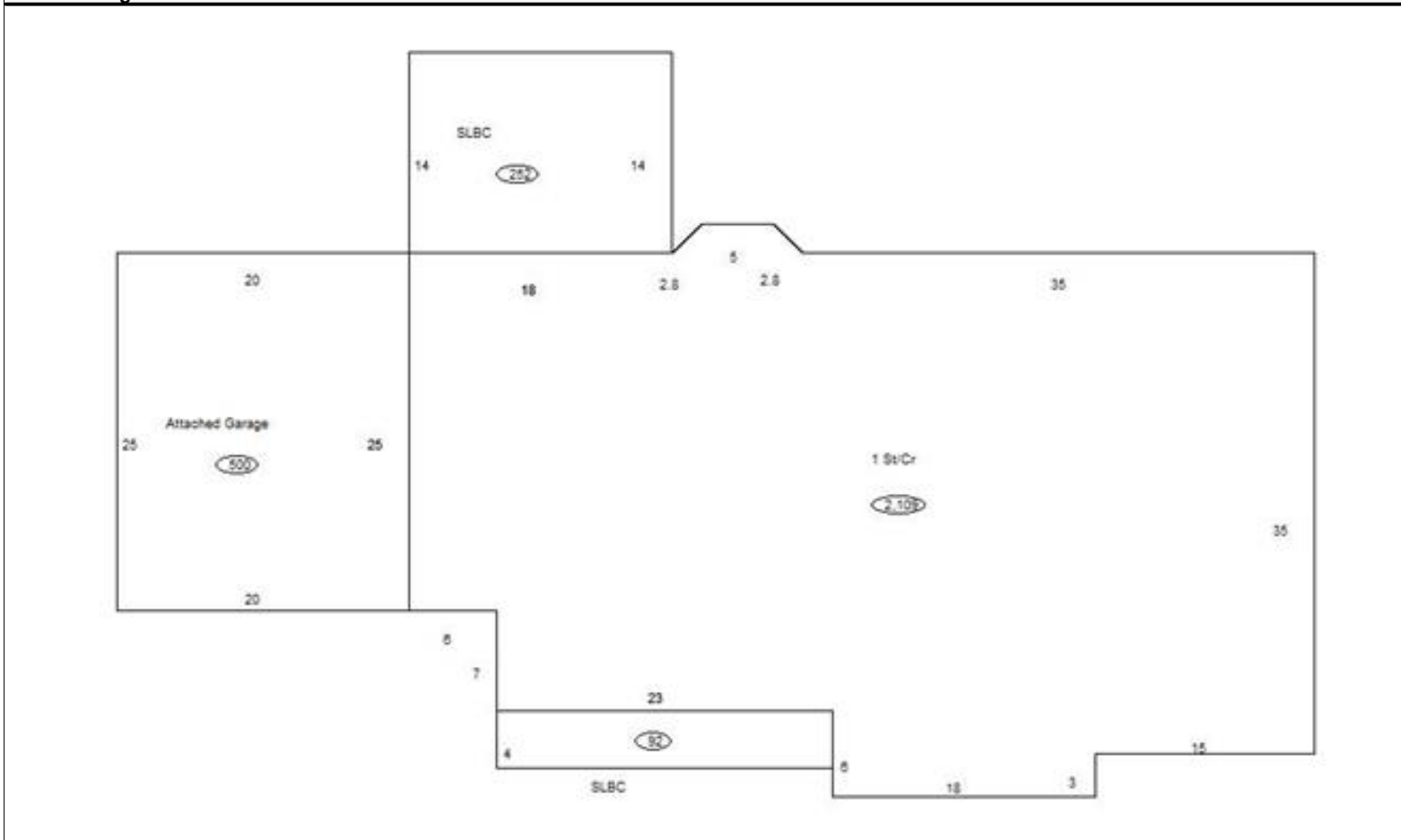
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Sketch Image

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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	2,109	1.000	2,109
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	92	1.000	92
4	M	PRCH		10	SLBC	252	1.000	252
Total Building Area						2,109		2,109



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	16x21x0		Composition Shingle	336
	Qual	6	Cond 6	Year 2023	Eff Age 1	
	Valuation Summary Base Cost (77.87 x 336) 26,164		Modifier Total	RCN 26,164	Depr (1% Phys/ % Func) 262	RCNLD 25,902
	PRCH	Slab Porch - Covered	10x21x0		Composition Shingle	210
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary Base Cost (26.27 x 210) 5,517		Modifier Total	RCN 5,517	Depr (10% Phys/ % Func) 552	RCNLD 4,965