



# 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> 660013135 <b>Parcel ID</b> 000000-00-0-00783-003-0022 <b>Cadastral ID</b> 13-21-14-01770 <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> 253210 CARROLL, CHARLES A III &  KATHLEEN M 10448 ASHFORD CT OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 10448 ASHFORD CT <b>Subdivision</b> STONEBRIDGE ESTATES II <b>Lot/Block</b> 0022 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5 <b>Neighborhood</b> 1027 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.30256582 -95.76380205					<b>Building Permits</b>																																																	
LOT 22 BLOCK 3 STONEBRIDGE EST 2					<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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<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	883/725	PFAU, TED J &	05/18/1992	155,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 121,567</td> <td>81,662</td> <td>11%</td> <td>8,983</td> <td>Assessed</td> <td>41,196</td> <td>4,471.33</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 292,846</td> <td>292,846</td> <td></td> <td>32,213</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 414,413</td> <td>374,508</td> <td></td> <td>41,196</td> <td>Total Taxable</td> <td>40,196</td> <td>4,374.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 121,567	81,662	11%	8,983	Assessed	41,196	4,471.33	Year Frozen	0	Improvements 292,846	292,846		32,213	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 414,413	374,508		41,196	Total Taxable	40,196	4,374.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013135	CARROLL, CHARLES A III &	7	412,239	1000	38,996	4,243.00																																															
2024	2024-660013135	CARROLL, CHARLES A III &	7	428,121	1000	37,831	4,189.00																																															
2023	2023-660013135	CARROLL, CHARLES A III &	7	350,044	1000	36,700	3,977.00																																															
2022	2022-660013135	CARROLL, CHARLES A III &	7	333,884	1000	35,602	4,011.00																																															
2021	2021-660013135	CARROLL, CHARLES A III &	7	323,427	1000	34,536	3,848.00																																															
2020	2020-660013135	CARROLL, CHARLES A III &	7	317,900	1000	33,501	3,729.00																																															
2019	2019-660013135	CARROLL, CHARLES A III &	7	304,512	1000	32,496	3,619.00																																															
2018	2018-660013135	CARROLL, CHARLES A III &	7	316,194	1000	33,352	3,595.00																																															
2017	2017-660013135	CARROLL, CHARLES A III &	7	313,417	1000	32,352	3,519.00																																															
2016	2016-660013135	CARROLL, CHARLES A III &	7	304,880	1000	31,380	3,416.00																																															
2015	2015-660013135	CARROLL, CHARLES A III &	7	297,865	1000	30,437	3,335.00																																															
2014	2014-660013135	CARROLL, CHARLES A III &	7	305,274	1000	29,522	3,262.00																																															
2013	2013-660013135	CARROLL, CHARLES A III &	7	286,732	1000	28,633	3,105.00																																															



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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1126	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	48,466.00 x 2.51 = 121,567	
Factor Value		
Adjustments	1.0000	
Lot Value	121,567	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	79% Two Story 21% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,829 / 3,245
Style	79% Two Story - 21% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,829
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	378,781	116.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	430,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.68	Total Misc Impr	+	49,565			
Roofing Adj	+ 3.09	Garage Cost	+	26,791			
Subfloor Adj	+ -1.98	Total RCN	=	437,038			
Heat/Cool Adj	+ 14.47	Depreciation ( 35%)	-	152,963			
Plumbing Adj	+ 6.89	Lump Sums	+	8,771			
Basement Adj	+ 0.00	RCNLD	=	292,846			
Adj Base Cost	= 111.15	Lot Value	+	121,567			
Total Area	x 3,245	Indicated Value	=	414,413			
Adjusted Cost	= 360,682	Value Per SqFt		127.71			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	292,846		
Lot Value	121,567		
Indicated Value	414,413	127.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	414,413	127.71	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	31401	432		432	28.05		12,118
WODO	WOOD DECK - OPEN	31402	644		644	19.08	45%	6,758
EPSW	ENCLOSED PORCH - SOLID WALL	31403	21x20		420	73.85		31,017
WODO	WOOD DECK - OPEN	31405	14x9		126	29.05	45%	2,013





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	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 80)		374		374	374
	STF	STG FAIR	12x12x0			144
	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 144)		674		674	674