



# 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> 660013136 <b>Parcel ID</b> 000000-00-0-00783-003-0023 <b>Cadastral ID</b> 13-21-14-01780 <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> 117294 NEWTON, ROBERT RAY  10452 ASHFORD CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10452 ASHFORD CT <b>Subdivision</b> STONEBRIDGE ESTATES II <b>Lot/Block</b> 0023 / 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> Lat/Long: 36.30316492 -95.76393082																																																																																																																									
<b>Legal Description</b> LOT 23 BLOCK 3 STONEBRIDGE EST 2					<b>Building Permits</b> <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
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0731	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAKE LOT	0
Method	Square-Foot	
Base Lot Value	46,743.00 x 2.55 =	119,413
Factor Value		
Adjustments	1.0000	
Lot Value		119,413



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,621 / 2,985
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,621
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	338,323	113.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	399,930		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.70	Total Misc Impr	+ 27,029
Roofing Adj	+ 3.05	Garage Cost	+ 21,495
Subfloor Adj	+ -1.95	Total RCN	= 394,068
Heat/Cool Adj	+ 14.47	Depreciation ( 37%)	- 145,805
Plumbing Adj	+ 7.49	Lump Sums	+ 4,256
Basement Adj	+ 0.00	RCNLD	= 252,519
Adj Base Cost	= 115.76	Lot Value	+ 119,413
Total Area	x 2,985	Indicated Value	= 371,932
Adjusted Cost	= 345,544	Value Per SqFt	124.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,519		
Lot Value	119,413		
Indicated Value	371,932	124.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	371,932	124.60	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	31409	438		438	28.03		12,277
PRCH	SLAB PORCH - COVERED	31410	23x12		276	28.55		7,880
WODO	WOOD DECK - OPEN	121739	23x10		230	23.13	20%	4,256
PRCH	SLAB PORCH - COVERED	121740	5x3		15	29.48		442



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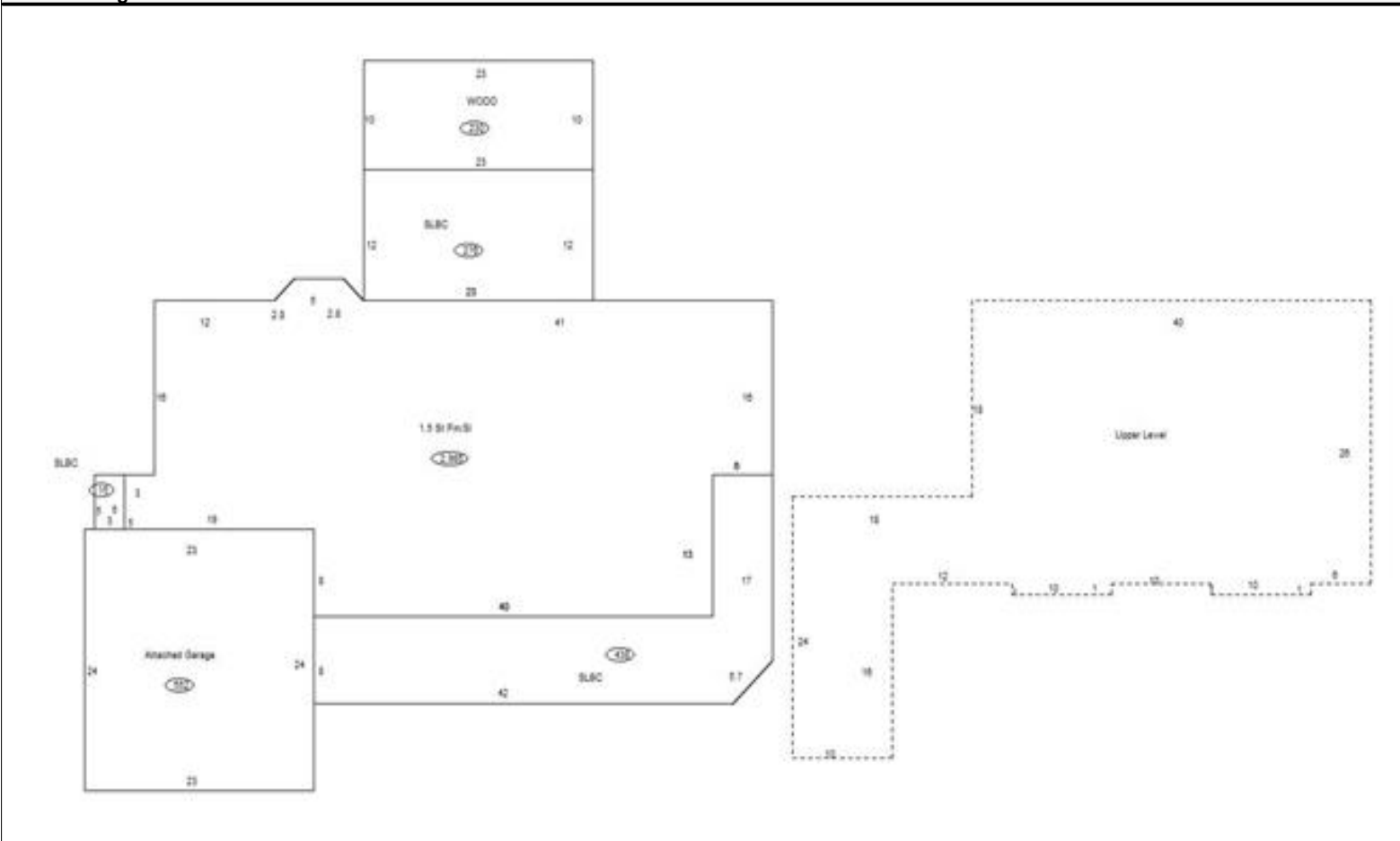
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### Sketch Image

660013136



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,621	1.841	2,985
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	438	1.000	438
4	M	PRCH		10	SLBC	276	1.000	276
5	U	^UL	Overhang	10	Upper Level	1,364	1.000	1,364
6	M	WODO		10	WODO	230	1.000	230
7	M	PRCH		10	SLBC	15	1.000	15
<b>Total Building Area</b>						1,621		2,985



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x12x0			96
	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 96)		449		449		449