



# 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	660013161																																																															
Parcel ID	000000-00-0-00783-004-0007																																																															
Cadastral ID	13-21-14-02040																																																															
Property Type	REAL - Real Property																																																															
Property Class	RRP	VI Area 4																																																														
Tax Area	7 - OWASSO/LIMESTONE FIRE																																																															
Name ID	319239																																																															
ARMSTRONG, WANDA LEE & WALTER H																																																																
10427 ASHFORD CIR OWASSO OK 74055-0000																																																																
Parcel Location																																																																
Situs	10427 ASHFORD CIR																																																															
Subdivision	STONEBRIDGE ESTATES II																																																															
Lot/Block	0007 / 0004	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: 36.30530921 -95.76600600																																																																
Building Permits																																																																
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-660013161	ARMSTRONG, WANDA LEE &	7	363,947	1000	25,950	2,827.00																																																									
2024	2024-660013161	ARMSTRONG, WANDA LEE &	7	374,625	1000	25,950	2,878.00																																																									
2023	2023-660013161	ARMSTRONG, WANDA LEE &	7	286,334	1000	25,950	2,817.00																																																									
2022	2022-660013161	ARMSTRONG, WANDA LEE &	7	271,565	1000	25,950	2,927.00																																																									
2021	2021-660013161	ARMSTRONG, WANDA LEE &	7	256,679	1000	25,950	2,895.00																																																									
2020	2020-660013161	ARMSTRONG, WANDA LEE &	7	257,415	1000	25,950	2,892.00																																																									
2019	2019-660013161	ARMSTRONG, WANDA LEE &	7	245,000	1000	25,951	2,894.00																																																									
2018	2018-660013161	ARMSTRONG, WANDA LEE &	7	251,294	1000	26,643	2,875.00																																																									
2017	2017-660013161	ARMSTRONG, WANDA LEE &	7	249,263	0	27,419	2,971.00																																																									
2016	2016-660013161	ARMSTRONG, WANDA LEE &	7	237,766	1000	25,120	2,738.00																																																									
2015	2015-660013161	RICE, JOHN &	7	230,539	1000	24,359	2,672.00																																																									
2014	2014-660013161	RICE, JOHN &	7	234,580	1000	24,004	2,655.00																																																									
2013	2013-660013161	RICE, JOHN &	7	220,687	1000	23,276	2,527.00																																																									



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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 15909 <b>Non-Ag Acres</b> 1.1123 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 LAKE LOT 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,452.00 x 2.51 = 121,549 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 121,549		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,454 / 2,454
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,454
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	664 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1992 / 26

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	278,976	113.68	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	354,830		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.58	<b>Total Misc Impr</b>	+	28,972			
<b>Roofing Adj</b>	+ 4.52	<b>Garage Cost</b>	+	20,013			
<b>Subfloor Adj</b>	+ -2.17	<b>Total RCN</b>	=	359,490			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 32%)</b>	-	115,037			
<b>Plumbing Adj</b>	+ 7.96	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	244,453			
<b>Adj Base Cost</b>	= 126.53	<b>Lot Value</b>	+	121,549			
<b>Total Area</b>	x 2,454	<b>Indicated Value</b>	=	366,002			
<b>Adjusted Cost</b>	= 310,505	<b>Value Per SqFt</b>		149.15			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	244,453		
<b>Lot Value</b>	121,549		
<b>Indicated Value</b>	366,002	149.15	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	366,002	149.15	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	31530	6x4		24	26.85	644
PRCH	SLAB PORCH - COVERED	31531	13x8		104	26.60	2,766
PATO	SLAB PORCH - OPEN	31532	18x5		90	11.48	1,033
EPSW	ENCLOSED PORCH - SOLID WALL	31533	276		276	68.53	18,914



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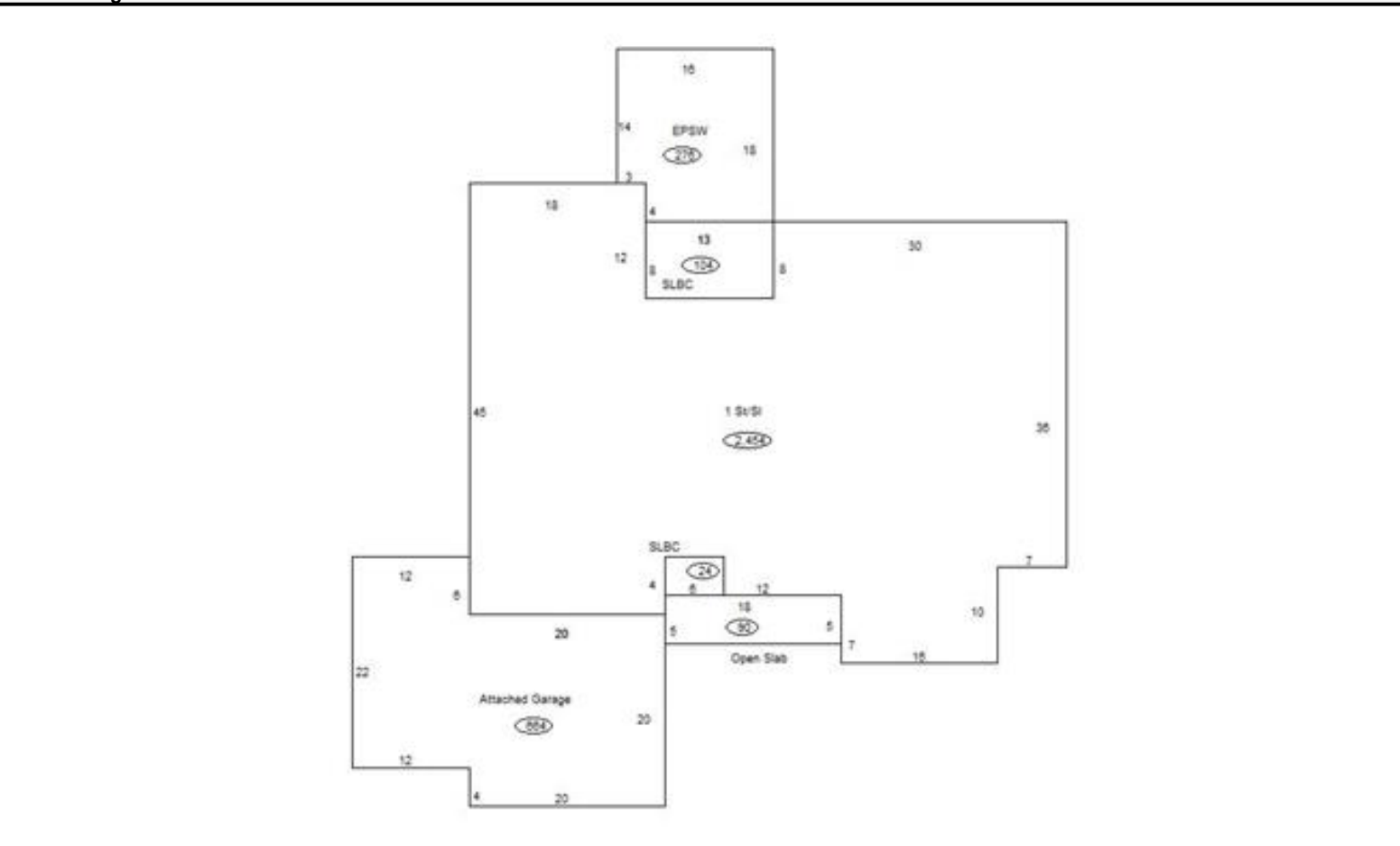
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,454	1.000	2,454
2	G	1		13	Attached Garage	664	1.000	664
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	104	1.000	104
5	M	PATO		13	Open Slab	90	1.000	90
6	M	EPSW		13	EPSW	276	1.000	276
<b>Total Building Area</b>						<b>2,454</b>		<b>2,454</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b> Base Cost (4.68 x 192)		899	<b>Modifier Total</b>	<b>RCN</b> 899	<b>Depr (100% Phys/ % Func)</b> 899
	STF	STG FAIR	12x24x0			288
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b> Base Cost (4.68 x 288)		1,348	<b>Modifier Total</b>	<b>RCN</b> 1,348	<b>Depr (100% Phys/ % Func)</b> 1,348