



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:47:30
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Assessment Data					Primary Image																																																																																																																				
Account 660013189 Parcel ID 000000-00-0-00264-001-0068 Cadastral ID 13-21-14-02740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 126764 ALFORD, RICHARD M 9909 CADBURY RIDGE OWASSO OK 74055-0000 Parcel Location Situs 09909 CADBURY RDG Subdivision DOVER POND Lot/Block 0068 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1027 #1		Primary Image							
Lot Size											
Lot Count	1										
Units Buildable	1										
Non-Ag Acres	0.9428										
Topography											
Street Access											
Utilities											
Amenities	LAND QUALITY		0								
	LAKE LOT		0								
Method	Square-Foot										
Base Lot Value	41,070.00 x 2.65 = 108,836			\\tsclient\C\TOMS PC PICS\2018-05-17 05-17-20108\05-17-20108 5/18/2018							
Factor Value					GRM Approach						
Adjustments	1.0000				GRM Code						
Lot Value	108,836				Gross Rent 0.00						
Residential Data				Indicated Value							
Type	1 Single Family Residence			Multiple Regression							
Condition	3 - Average			MRA Code 1 Test							
Quality	4 - Good			Adusted R 0.8445							
Architecture	R1 Res Nbhd 1			Indicated Value 497,257 125.60 Per SqFt							
Style	100% 1 1/2 Story Finished			Direct Comparables							
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test							
Base/Total Area	2,590 / 3,959			Adjustment Model 1 2022 Residential							
Style	100% 1 1/2 Story Finished			Comparables 3							
HVAC	100% Warmed & Cooled Air			Indicated Value 682,950 Per SqFt							
Roof Cover	4 Metal, Preformed			Value Reconciliation							
Area on Slab	2,590			Selected Approach Cost Approach							
Fixture/RghIn	16 /			Improvements 379,093							
Bed/F/H Bath	4 / 3.5 /			Lot Value 108,836							
Basement Area				Indicated Value 487,929 123.25 Per SqFt							
Garage Type	792 Built-In Garage			Agland Value							
Remodel				Site Improvements							
Year/Eff Age	1991 / 26			Total Value 487,929 123.25 Total Value Per SqFt							
Cost Approach		Manual : 01/2025									
Base Cost	99.19	Total Misc Impr	+ 22,527								
Roofing Adj	+ 4.46	Garage Cost	+ 30,690								
Subfloor Adj	+ -2.99	Total RCN	= 544,964								
Heat/Cool Adj	+ 16.31	Depreciation (32%)	- 174,388								
Plumbing Adj	+ 7.24	Lump Sums	+ 8,517								
Basement Adj	+ 0.00	RCNLD	= 379,093								
Adj Base Cost	= 124.21	Lot Value	+ 108,836								
Total Area	x 3,959	Indicated Value	= 487,929								
Adjusted Cost	= 491,747	Value Per SqFt	123.25								
Miscellaneous Improvements											
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value			
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244			
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FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244			
PRCH	SLAB PORCH - COVERED	31652	6x4		24	33.12		795			
WODO	WOOD DECK - OPEN	31654	426		426	21.27	6%	8,517			



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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	5	Slab	13	1.5 St Fin/SI	2,590	1.529	3,959
2	G	8		13	Subterranean Garage	792	1.000	792
3	M	PRCH		13	SLBC	24	1.000	24
4	U	^UL	Overhang	13	Upper Level	1,369	1.000	1,369
5	M	WODO		13	WODO	426	1.000	426
Total Building Area						2,590		3,959