



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:16:56  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013218 <b>Parcel ID</b> 000000-00-0-00909-001-0006 <b>Cadastral ID</b> 13-21-14-03030 <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> 274717 HAGER, RHONDA & JASON  17765 E 100TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17765 E 100TH ST N <b>Subdivision</b> WHISPERING HILLS <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29934488 -95.76977449																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 4.81 <b>Non-Ag Acres</b> 4.821 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 210,001.00 x .64 = 135,356 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 135,356		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-24\IMG_0030.JPG 8/29/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	R1 Res Nbhd 1
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	90% Frame, Siding, Vinyl 10% Veneer, Masonry
<b>Base/Total Area</b>	1,040 / 1,958
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,040
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	596 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1991 / 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>	264,350	135.01	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.57	<b>Total Misc Impr</b>	+	20,031			
<b>Roofing Adj</b>	+ 3.32	<b>Garage Cost</b>	+	22,779			
<b>Subfloor Adj</b>	+ -2.15	<b>Total RCN</b>	=	284,878			
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 32%)</b>	-	91,161			
<b>Plumbing Adj</b>	+ 11.42	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	193,717			
<b>Adj Base Cost</b>	= 123.63	<b>Lot Value</b>	+	135,356			
<b>Total Area</b>	x 1,958	<b>Indicated Value</b>	=	329,073			
<b>Adjusted Cost</b>	= 242,068	<b>Value Per SqFt</b>		168.07			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	193,717		
<b>Lot Value</b>	135,356		
<b>Indicated Value</b>	329,073	168.07	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	5,038		
<b>Total Value</b>	334,111	170.64	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	31769	488		488	27.87		13,601
SHLT	STORM SHELTER			1	2018	0.00		



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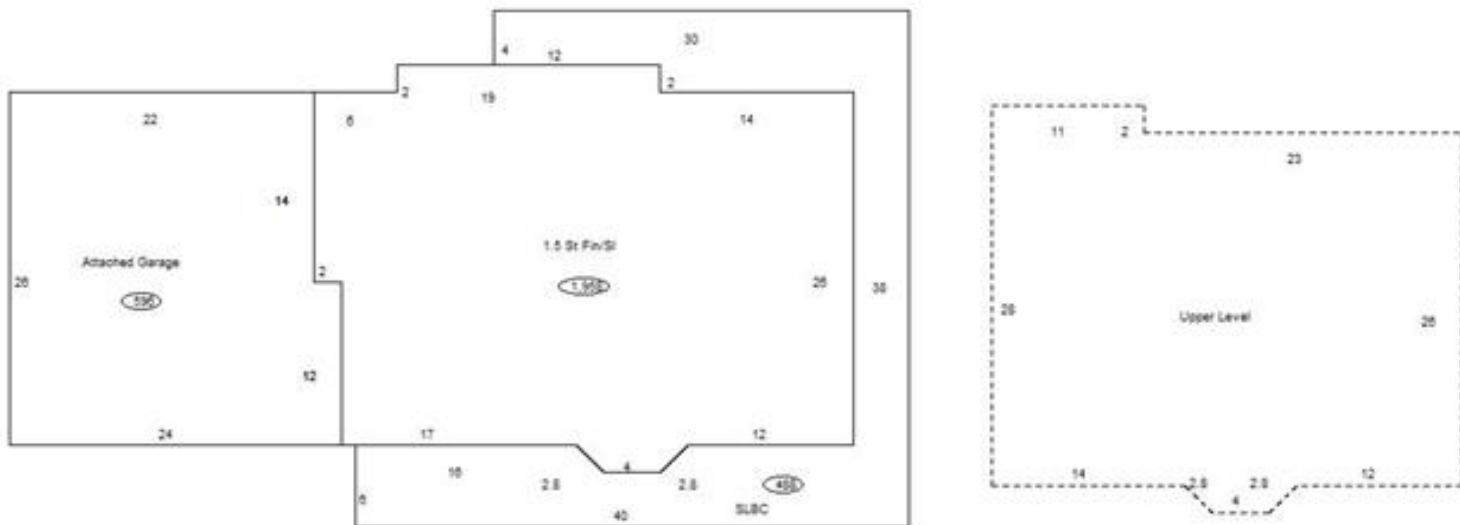
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Sketch Image

660013218



### 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	1,040	1.883	1,958
2	G	1		10	Attached Garage	596	1.000	596
3	M	PRCH		10	SLBC	488	1.000	488
4	U	^UL	Overhang	10	Upper Level	918	1.000	918
<b>Total Building Area</b>						<b>1,040</b>		<b>1,958</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			600	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 600)	2,556		2,556	256	2,300
	STF	STG FAIR	0x0x0			288	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 288)	1,348		1,348	135	1,213
	CP	CARPORT DIRT	24x16x0			384	
	Qual	1	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 384)	1,344		1,344	1,344	
	CP	Carport Dirt	22x22x0			484	
	Qual	1	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 484)	1,694		1,694	169	1,525