



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 660013219 Parcel ID 000000-00-0-00909-001-0007 Cadastral ID 13-21-14-03040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 268521 JONES, DAN M & RUTH E MASTIN-JONES REVOCABLE LIVING TRUST 17775 E 100TH ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 17775 E 100TH ST N Subdivision WHISPERING HILLS Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29934137 -95.76860448 LOT 7 BLOCK 1 WHISPERING HILLS					Building Permits <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 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 4.81 Non-Ag Acres 4.7458 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 206,726.00 x .65 = 134,209 Factor Value Adjustments 1.0000 Lot Value 134,209		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-24\IMG_0031.JPG 8/29/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,791 / 2,791
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,791
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	352 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	290,804 104.19 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.39	Total Misc Impr	+ 11,264				
Roofing Adj	+ 4.43	Garage Cost	+ 12,369				
Subfloor Adj	+ -2.07	Total RCN	= 368,014				
Heat/Cool Adj	+ 12.64	Depreciation (35%)	- 128,805				
Plumbing Adj	+ 7.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 239,209				
Adj Base Cost	= 123.39	Lot Value	+ 134,209				
Total Area	x 2,791	Indicated Value	= 373,418				
Adjusted Cost	= 344,381	Value Per SqFt	133.79				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,209		
Lot Value	134,209		
Indicated Value	373,418	133.79	Per SqFt
Agland Value			
Site Improvements	18,146		
Total Value	391,564	140.30	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
PATO	SLAB PORCH - OPEN	31773	22x18		396	8.61		3,410
PRCH	SLAB PORCH - COVERED	121731	14x6		84	26.66		2,239



Rogers

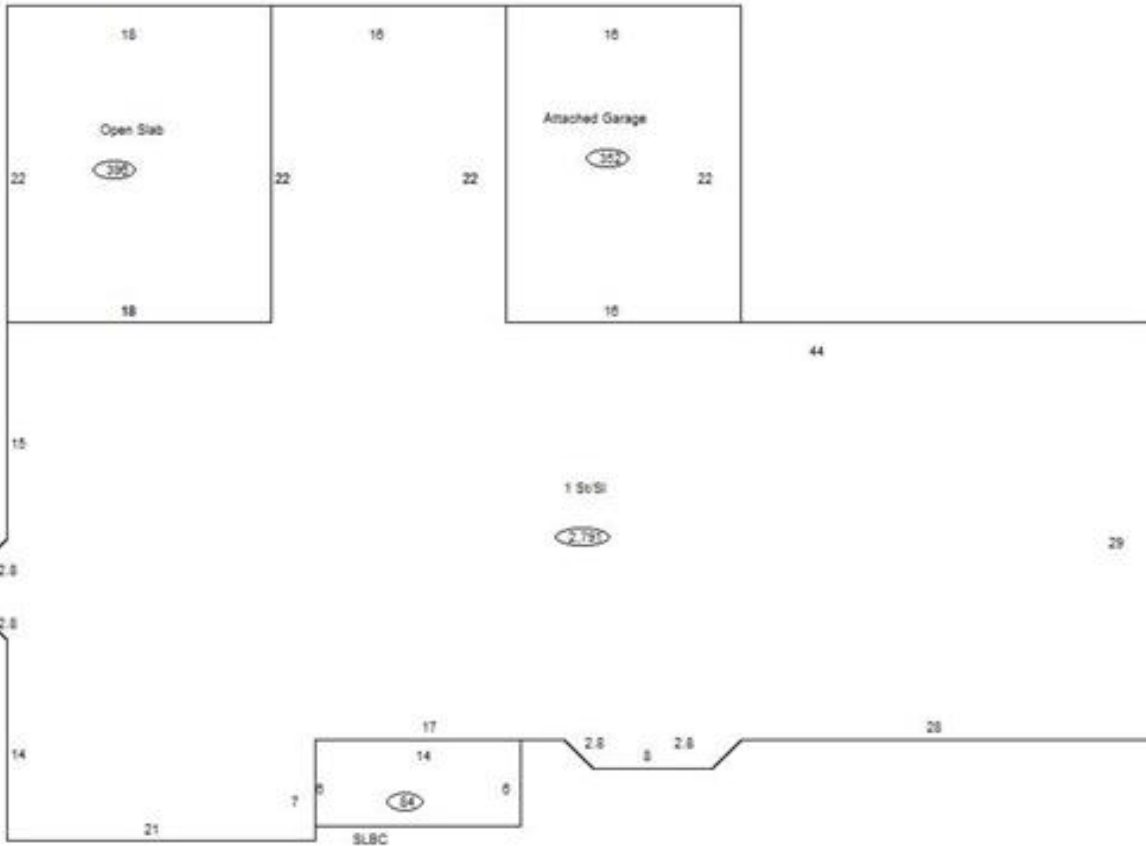
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,791	1.000	2,791
2	G	1		10	Attached Garage	352	1.000	352
3	M	PATO		10	Open Slab	396	1.000	396
4	M	PRCH		10	SLBC	84	1.000	84
Total Building Area						2,791		2,791



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	48x20x0			960
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 960) 10,061		Modifier Total	RCN 10,061	Depr (40% Phys/ % Func) 4,024	RCNLD 6,037
	DTGF	DETACHED GARAGE FAIR	0x0x0			960
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 960) 15,360		Modifier Total	RCN 15,360	Depr (25% Phys/ % Func) 3,840	RCNLD 11,520
	LT	LEAN-TO	48x7x0			336
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (2.92 x 336) 981		Modifier Total	RCN 981	Depr (40% Phys/ % Func) 392	RCNLD 589
	CP	CARPORT DIRT	16x20x0			320
	Qual 1	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x 320) 1,120		Modifier Total	RCN 1,120	Depr (100% Phys/ % Func) 1,120	RCNLD