



# 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> 660013226<br><b>Parcel ID</b> 000000-00-0-00909-001-0014<br><b>Cadastral ID</b> 13-21-14-03110<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RRP VI Area 4<br><b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE<br><b>Name ID</b> 308683<br>ROBERTS, RICK &/OR ROXANNE TRUSTEES<br><br>17760 E 100TH ST N<br>OWASSO OK 74055-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 17760 E 100TH ST N<br><b>Subdivision</b> WHISPERING HILLS<br><b>Lot/Block</b> 0014 / 0001 <b>Parcel Size</b> 1 - Lots<br><b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5<br><b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE<br><b>School District</b> S021 - OWASSO SCHOOLS |                         |                            |                  |                  | <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-24\IMG_0041.JPG 8/29/2022</p>  |                         |                      |                      |                    |        |             |        |        |        |     |                   |         |         |  |
| <b>Legal Description</b> Lot/Long: 36.29749326 -95.77234100  |                         |                            |                  |                  |  |                         |                      |                      |                    |        |             |        |        |        |     |                   |         |         |  |
| LOT 14 BLOCK 1 WHISPERING HILLS  |                         |                            |                  |                  | <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>R19</td> <td>R23- COMPLETE RMA</td> <td>08/2018</td> <td>09/2022</td> <td></td> </tr> </tbody> </table> |                         |                      |                      |                    | Number | Description | Opened | Closed | Amount | R19 | R23- COMPLETE RMA | 08/2018 | 09/2022 |  |
| Number   | Description             | Opened                     | Closed           | Amount           |  |                         |                      |                      |                    |        |             |        |        |        |     |                   |         |         |  |
| R19  | R23- COMPLETE RMA       | 08/2018                    | 09/2022          |                  |  |                         |                      |                      |                    |        |             |        |        |        |     |                   |         |         |  |
| <b>Exemptions</b>  |                         |                            |                  |                  | <b>Sale History</b>  |                         |                      |                      |                    |        |             |        |        |        |     |                   |         |         |  |
| <b>Code</b>  | <b>Type</b>             | <b>Active</b>              | <b>Maximum</b>   | <b>Exemption</b> | <b>Bk/Pg</b>   | <b>Grantor</b>          | <b>Date</b>          | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |     |                   |         |         |  |
|  |                         |                            |                  |                  | 2509/922   | ROBERTS, ROXANNE & RICK | 10/16/2015           | 0                    | 4                  |        |             |        |        |        |     |                   |         |         |  |
|  |                         |                            |                  |                  | 2289/388   | DEAN, KENNETH R &       | 11/01/2012           | 313,000              | YES                |        |             |        |        |        |     |                   |         |         |  |
|  |                         |                            |                  |                  | 847/412  |                         |                      | 125,000              | No                 |        |             |        |        |        |     |                   |         |         |  |
| <b>Parcel Valuation</b>  |                         |                            |                  |                  |  |                         |                      |                      |                    |        |             |        |        |        |     |                   |         |         |  |
| <b>Source</b>  | <b>REAL</b>             |                            | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>   | <b>Assessed</b>         | <b>Levy Rate</b>     | 108.538              | <b>Current Tax</b> |        |             |        |        |        |     |                   |         |         |  |
| <b>Remove Cap</b>  | 2013                    | <b>Land Value</b>          | 136,686          | 100,849          | 11%  | 11,093                  | <b>Assessed</b>      | 43,216               | 4,690.58           |        |             |        |        |        |     |                   |         |         |  |
| <b>Year Frozen</b>   | 0                       | <b>Improvements</b>        | 724,745          | 292,028          |  | 32,123                  | <b>Penalty</b>       | 0                    |                    |        |             |        |        |        |     |                   |         |         |  |
| <b>Uncapped Value</b>  | 0                       | <b>Mobile Home</b>         | 0                | 0                |  | 0                       | <b>Exemption</b>     | 0                    | 0.00               |        |             |        |        |        |     |                   |         |         |  |
| <b>TIF Project ID</b>  | 0                       | <b>Total Value</b>         | 861,431          | 392,877          |  | 43,216                  | <b>Total Taxable</b> | 43,216               | 4,691.00           |        |             |        |        |        |     |                   |         |         |  |
| <b>Assessment History</b>  |                         |                            |                  |                  |  |                         |                      |                      |                    |        |             |        |        |        |     |                   |         |         |  |
| <b>Tax Year</b>  | <b>Statement Number</b> | <b>Billed Owner</b>        |                  |                  | <b>Tax Area</b>  | <b>Total Value</b>      | <b>Exemptions</b>    | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |     |                   |         |         |  |
| 2025   | 2025-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 848,414                 | 0                    | 41,158               | 4,467.00           |        |             |        |        |        |     |                   |         |         |  |
| 2024   | 2024-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 891,713                 | 0                    | 39,198               | 4,326.00           |        |             |        |        |        |     |                   |         |         |  |
| 2023   | 2023-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 707,456                 | 0                    | 37,332               | 4,031.00           |        |             |        |        |        |     |                   |         |         |  |
| 2022   | 2022-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 323,222                 | 0                    | 35,554               | 3,991.00           |        |             |        |        |        |     |                   |         |         |  |
| 2021   | 2021-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 318,470                 | 0                    | 35,031               | 3,889.00           |        |             |        |        |        |     |                   |         |         |  |
| 2020   | 2020-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 318,232                 | 0                    | 35,006               | 3,882.00           |        |             |        |        |        |     |                   |         |         |  |
| 2019   | 2019-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 317,515                 | 0                    | 34,927               | 3,875.00           |        |             |        |        |        |     |                   |         |         |  |
| 2018   | 2018-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 319,784                 | 0                    | 35,176               | 3,776.00           |        |             |        |        |        |     |                   |         |         |  |
| 2017   | 2017-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 313,392                 | 0                    | 34,473               | 3,735.00           |        |             |        |        |        |     |                   |         |         |  |
| 2016   | 2016-660013226          | ROBERTS, RICK &/OR ROXANNE |                  |                  | 7  | 313,392                 | 0                    | 34,473               | 3,738.00           |        |             |        |        |        |     |                   |         |         |  |
| 2015   | 2015-660013226          | ROBERTS, ROXANNE & RICK    |                  |                  | 7  | 313,000                 | 0                    | 34,430               | 3,757.00           |        |             |        |        |        |     |                   |         |         |  |
| 2014   | 2014-660013226          | ROBERTS, ROXANNE & RICK    |                  |                  | 7  | 311,000                 | 0                    | 34,210               | 3,764.00           |        |             |        |        |        |     |                   |         |         |  |
| 2013   | 2013-660013226          | ROBERTS, ROXANNE & RICK    |                  |                  | 7  | 311,000                 | 0                    | 34,210               | 3,694.00           |        |             |        |        |        |     |                   |         |         |  |



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| Lot Data  | Square-Foot - NBHD 1106 #1 | Primary Image |
|---|----------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 4.92<br><b>Non-Ag Acres</b> 4.9082<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> 0<br><br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 213,801.00 x .64 = 136,686<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 136,686  |                            |               |
| <b>Residential Data</b><br><b>Type</b> 1 Single Family Residence<br><b>Condition</b> 2 - Fair<br><b>Quality</b> 5 - Very Good<br><b>Architecture</b> R1 Res Nbhd 1<br><b>Style</b> 100% Two Story<br><b>Exterior Wall</b> 100% Frame, Stucco<br><b>Base/Total Area</b> 3,730 / 7,141<br><b>Style</b> 100% Two Story<br><b>HVAC</b> 100% Warmed & Cooled Air<br><b>Roof Cover</b> 1 Composition Shingle<br><b>Area on Slab</b> 3,730<br><b>Fixture/RghIn</b> 22 /<br><b>Bed/F/H Bath</b> 5 / 6.0 /<br><b>Basement Area</b><br><b>Garage Type</b> 720 Attached Garage - Unfinished<br><b>Remodel</b><br><b>Year/Eff Age</b> 2003 / 23 |                            |               |

| Residential Data       |                                  |
|------------------------|----------------------------------|
| <b>Type</b>            | 1 Single Family Residence        |
| <b>Condition</b>       | 2 - Fair                         |
| <b>Quality</b>         | 5 - Very Good                    |
| <b>Architecture</b>    | R1 Res Nbhd 1                    |
| <b>Style</b>           | 100% Two Story                   |
| <b>Exterior Wall</b>   | 100% Frame, Stucco               |
| <b>Base/Total Area</b> | 3,730 / 7,141                    |
| <b>Style</b>           | 100% Two Story                   |
| <b>HVAC</b>            | 100% Warmed & Cooled Air         |
| <b>Roof Cover</b>      | 1 Composition Shingle            |
| <b>Area on Slab</b>    | 3,730                            |
| <b>Fixture/RghIn</b>   | 22 /                             |
| <b>Bed/F/H Bath</b>    | 5 / 6.0 /                        |
| <b>Basement Area</b>   |                                  |
| <b>Garage Type</b>     | 720 Attached Garage - Unfinished |
| <b>Remodel</b>         |                                  |
| <b>Year/Eff Age</b>    | 2003 / 23                        |



| 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> | 1,033,721 144.76 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>     | 97.12     | <b>Total Misc Impr</b>     | + 36,188  |
| <b>Roofing Adj</b>   | + 3.24    | <b>Garage Cost</b>         | + 37,015  |
| <b>Subfloor Adj</b>  | + -2.24   | <b>Total RCN</b>           | = 949,761 |
| <b>Heat/Cool Adj</b> | + 18.45   | <b>Depreciation ( 28%)</b> | - 265,933 |
| <b>Plumbing Adj</b>  | + 6.18    | <b>Lump Sums</b>           | + 0       |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = 683,828 |
| <b>Adj Base Cost</b> | = 122.75  | <b>Lot Value</b>           | + 136,686 |
| <b>Total Area</b>    | x 7,141   | <b>Indicated Value</b>     | = 820,514 |
| <b>Adjusted Cost</b> | = 876,558 | <b>Value Per SqFt</b>      | 114.90    |

| Value Reconciliation     |                                     |
|--------------------------|-------------------------------------|
| <b>Selected Approach</b> | Cost Approach                       |
| <b>Improvements</b>      | 683,828                             |
| <b>Lot Value</b>         | 136,686                             |
| <b>Indicated Value</b>   | 820,514 114.90 Per SqFt             |
| <b>Agland Value</b>      |                                     |
| <b>Site Improvements</b> | 40,917                              |
| <b>Total Value</b>       | 861,431 120.63 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     | 8,198.48  |      | 8,198  |
| PATO                       | SLAB PORCH - OPEN               | 31793     |       | 484  | 484   | 12.03     |      | 5,823  |
| PRCH                       | SLAB PORCH - COVERED            | 31794     | 30x12 |      | 360   | 35.72     |      | 12,859 |
| PRCH                       | SLAB PORCH - COVERED            | 31795     | 19x8  |      | 152   | 36.62     |      | 5,566  |
| PATO                       | SLAB PORCH - OPEN               | 31796     | 302   |      | 302   | 12.39     |      | 3,742  |



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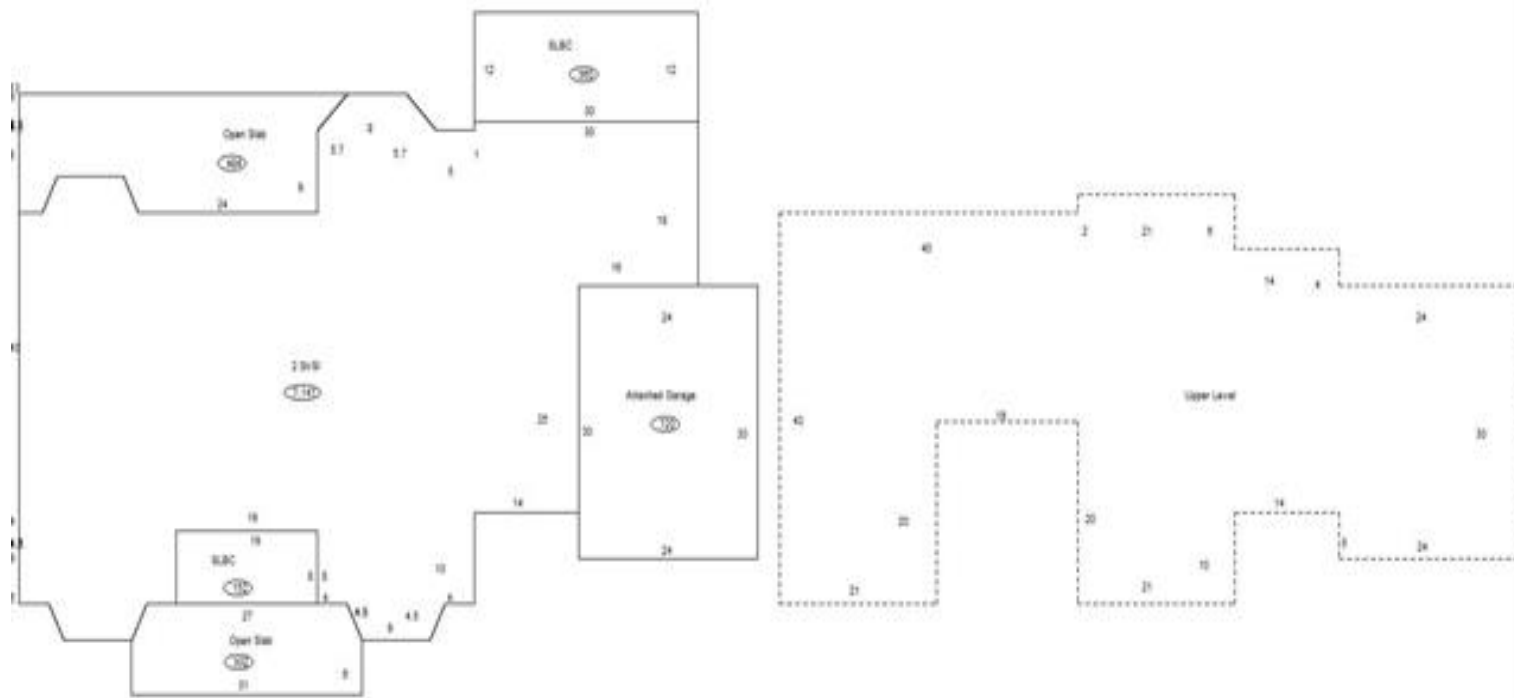
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### Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|-----------------|--------------|------------|--------------|
| 1                          | R    | 2    | Slab       | 13    | 2 St/SI         | 3,730        | 1.914      | 7,141        |
| 2                          | G    | 1    |            | 13    | Attached Garage | 720          | 1.000      | 720          |
| 3                          | U    | ^UL  | Overhang   | 13    | Upper Level     | 3,411        | 1.000      | 3,411        |
| 4                          | M    | PATO |            | 13    | Open Slab       | 484          | 1.000      | 484          |
| 5                          | M    | PRCH |            | 13    | SLBC            | 360          | 1.000      | 360          |
| 6                          | M    | PRCH |            | 13    | SLBC            | 152          | 1.000      | 152          |
| 7                          | M    | PATO |            | 13    | Open Slab       | 302          | 1.000      | 302          |
| <b>Total Building Area</b> |      |      |            |       |                 | <b>3,730</b> |            | <b>7,141</b> |



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### Outbuildings/Site Improvements

| Building Image   | Code                      | Description   | Dimensions            | Floor      | Roofing                        | Total Units  |
|--|---------------------------|---------------|-----------------------|------------|--------------------------------|--------------|
|  | UTIL                      | SHOP BUILDING | 0x0x0                 |            |                                | 1,280        |
|  | Qual 2                    | Cond 3        | Year                  |            | Eff Age                        |              |
|  | <b>Valuation Summary</b>  |               | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (40% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (29.84 x 1,280) |               | 38,195                | 38,195     | 15,278                         | 22,917       |
|  | SG                        | SWIM-GUNITE   | 0x0x0                 |            |                                | 1            |
|  | Qual 3                    | Cond 3        | Year                  |            | Eff Age                        |              |
|  | <b>Valuation Summary</b>  |               | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (40% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (30,000.00 x 1) |               | 30,000                | 30,000     | 12,000                         | 18,000       |