



# 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> 660013227 <b>Parcel ID</b> 000000-00-0-00909-001-0015 <b>Cadastral ID</b> 13-21-14-03120 <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> 298265 LUNA, FRANCISCO J &  ELOISA 17730 E 100TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17730 E 100TH ST N <b>Subdivision</b> WHISPERING HILLS <b>Lot/Block</b> 0015 / 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: 36.29749719 -95.77344687																																																						
<b>Building Permits</b>					\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-24\IMG_0042.JPG 8/29/2022																																																	
<b>Legal Description</b> LOT 15 BLOCK 1 WHISPERING HILLS					<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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<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>																																													
H	Homestead	Yes	1,000	1,000	1965/907	TALLEY, RAY E & CAROL S	06/23/2008	265,000	YES																																													
					1154/613	SCHLECHT, KEITH KARL &	01/27/1999	162,000	Yes																																													
					996/320	MAXEY, WILLIAM L JR &	07/21/1995	28,500	Yes																																													
					953/451	HOPPOCK, MELVIN H	04/11/1994	18,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value 136,491</td> <td>99,493</td> <td>11%</td> <td>10,944</td> <td>Assessed</td> <td>36,839</td> <td>3,998.43</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 294,374</td> <td>235,406</td> <td></td> <td>25,895</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 430,865</td> <td>334,899</td> <td></td> <td>36,839</td> <td>Total Taxable</td> <td>35,839</td> <td>3,901.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2009	Land Value 136,491	99,493	11%	10,944	Assessed	36,839	3,998.43	Year Frozen	0	Improvements 294,374	235,406		25,895	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 430,865	334,899		36,839	Total Taxable	35,839	3,901.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013227	LUNA, FRANCISCO J &	7	407,949	1000	34,766	3,784.00																																															
2024	2024-660013227	LUNA, FRANCISCO J &	7	420,617	1000	33,724	3,736.00																																															
2023	2023-660013227	LUNA, FRANCISCO J &	7	319,839	1000	32,713	3,547.00																																															
2022	2022-660013227	LUNA, FRANCISCO J &	7	318,120	1000	31,731	3,576.00																																															
2021	2021-660013227	LUNA, FRANCISCO J &	7	288,889	1000	30,777	3,431.00																																															
2020	2020-660013227	LUNA, FRANCISCO J &	7	299,573	1000	31,754	3,535.00																																															
2019	2019-660013227	LUNA, FRANCISCO J &	7	289,093	1000	30,800	3,431.00																																															
2018	2018-660013227	LUNA, FRANCISCO J &	7	299,598	1000	31,956	3,445.00																																															
2017	2017-660013227	LUNA, FRANCISCO J &	7	297,787	1000	31,757	3,455.00																																															
2016	2016-660013227	LUNA, FRANCISCO J &	7	292,585	1000	31,184	3,396.00																																															
2015	2015-660013227	LUNA, FRANCISCO J &	7	285,870	1000	30,446	3,336.00																																															
2014	2014-660013227	LUNA, FRANCISCO J &	7	289,035	1000	30,342	3,352.00																																															
2013	2013-660013227	LUNA, FRANCISCO J &	7	277,431	1000	29,429	3,192.00																																															




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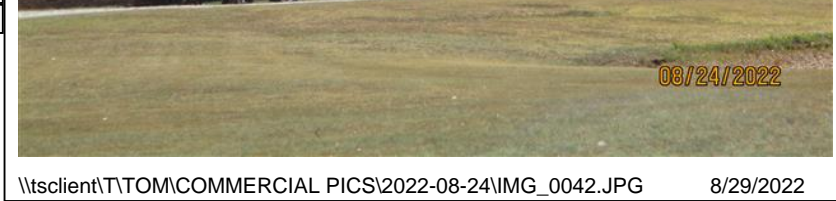
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 4.92 <b>Non-Ag Acres</b> 4.8955 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 213,246.00 x .64 = 136,491 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 136,491		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-24\IMG_0042.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>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,289 / 2,146
<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>	1,289
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 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>	349,496	162.86	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>	101.99	<b>Total Misc Impr</b>	+ 11,970				
<b>Roofing Adj</b>	+ 3.54	<b>Garage Cost</b>	+ 21,495				
<b>Subfloor Adj</b>	+ -2.30	<b>Total RCN</b>	= 308,411				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 28%)</b>	- 86,355				
<b>Plumbing Adj</b>	+ 10.42	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 222,056				
<b>Adj Base Cost</b>	= 128.12	<b>Lot Value</b>	+ 136,491				
<b>Total Area</b>	x 2,146	<b>Indicated Value</b>	= 358,547				
<b>Adjusted Cost</b>	= 274,946	<b>Value Per SqFt</b>	167.08				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	222,056		
<b>Lot Value</b>	136,491		
<b>Indicated Value</b>	358,547	167.08	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	72,318		
<b>Total Value</b>	430,865	200.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31799	36x6		216	28.75		6,210
PRCH	SLAB PORCH - COVERED	31800	200		200	28.80		5,760



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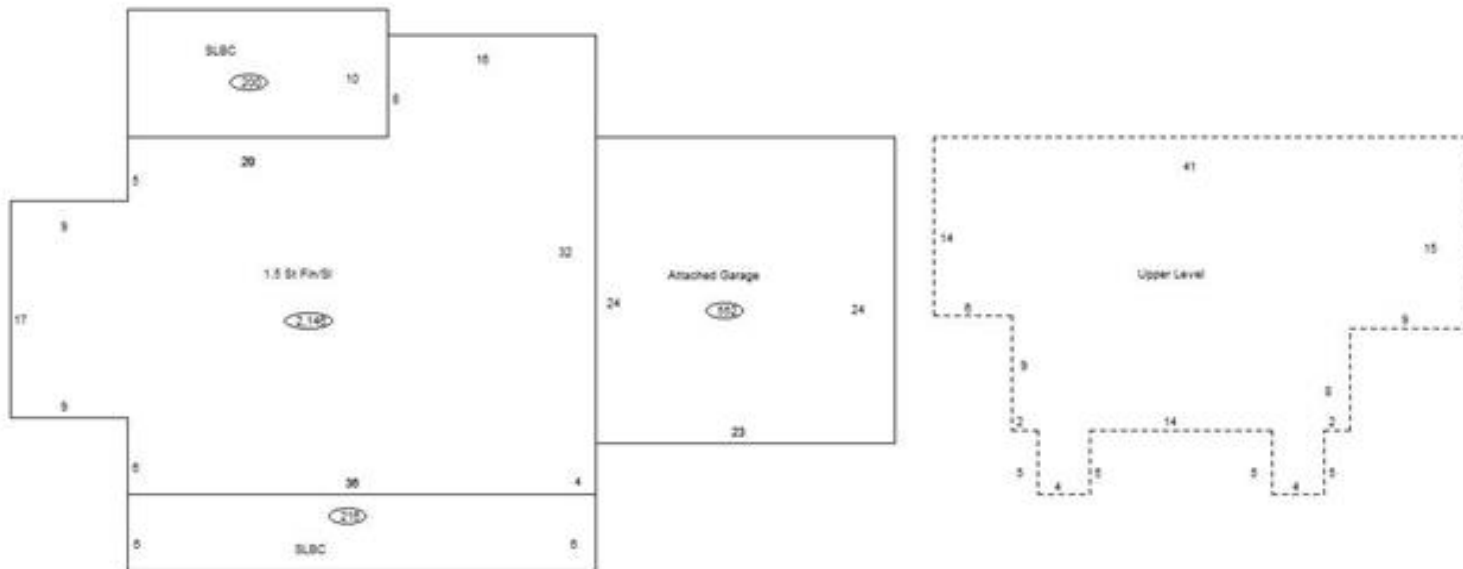
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,289	1.665	2,146
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	216	1.000	216
4	M	PRCH		10	SLBC	200	1.000	200
5	U	^UL	Overhang	10	Upper Level	857	1.000	857
<b>Total Building Area</b>						<b>1,289</b>		<b>2,146</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year 1996	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30.25 x 1,200)		36,300		36,300	1,815	34,485
	UTIL	SHOP BUILDING	0x0x0			1,250	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (29.99 x 1,250)		37,488		37,488	1,874	35,614
	LT	LEAN-TO	0x0x0			800	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 800)		2,336		2,336	117	2,219
	STF	STG FAIR	8x12x0			96	
	Qual 2	Cond 2	Year	Eff Age	2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x 96)		449		449	449	