



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:22:46
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013698 Parcel ID 21N14E-14-3-00000-000-0000 Cadastral ID 14-21-14-01100 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346191 FERGUSON, MELISSA ANN 6424 N ROCKFORD TULSA OK 74126-0000 Parcel Location Situs 16152 E 99TH ST N Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 14 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/12/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_003i 8/12/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.29711516 -95.78980223																																																																																																																									
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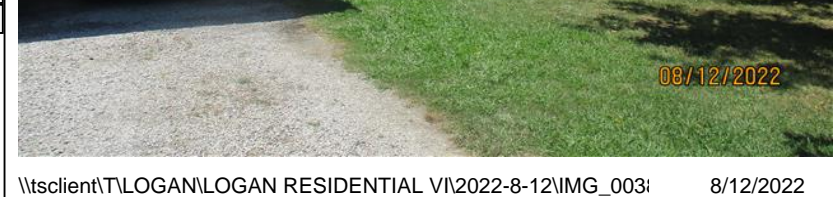
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.9601 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 216,063.00 x .37 = 80,065 Factor Value Adjustments 1.6025 Lot Value 128,304		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,454 / 1,454
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 3 Stalls
Remodel	KITCHEN/BA -
Year/Eff Age	1969 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	149,920	103.11	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	96.51	Total Misc Impr	+	6,526	
Roofing Adj	+ 4.46	Garage Cost	+	11,700	
Subfloor Adj	+ 1.18	Total RCN	=	193,869	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	85,302	
Plumbing Adj	+ 7.18	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	108,567	
Adj Base Cost	= 120.80	Lot Value	+	128,304	
Total Area	x 1,454	Indicated Value	=	236,871	
Adjusted Cost	= 175,643	Value Per SqFt		162.91	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,567		
Lot Value	128,304		
Indicated Value	236,871	162.91	Per SqFt
Agland Value			
Site Improvements	8,130		
Total Value	245,001	168.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	32801	17x14		238	9.37		2,230
CPDT	CARPORT - DETACHED	138067	20x20		400	10.74		4,296



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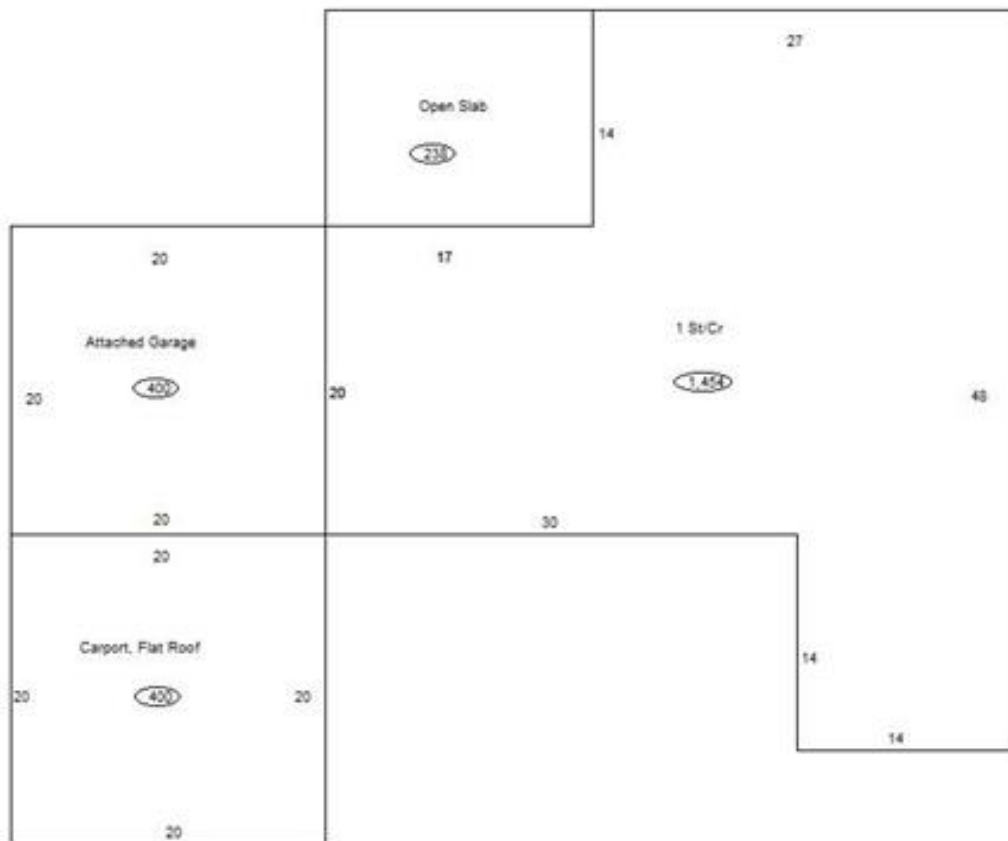
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,454	1.000	1,454
2	G	1		10	Attached Garage	400	1.000	400
3	M	PATO		10	Open Slab	238	1.000	238
4	G	4		10	Carport, Flat Roof	400	1.000	400
Total Building Area						1,454		1,454



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520	11,520	11,520	
	CPDT	CARPORT - DETACHED	25x30x0			750
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 750)		8,130	8,130		8,130