



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 660016637 Parcel ID 000000-00-0-00264-001-0059 Cadastral ID 18-21-15-02640 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 326541 FORCE, COREY JOHN & ANGELA MARIE 10044 N DOVER PL OWASSO OK 74055-0000 Parcel Location Situs 10044 N DOVER PL Subdivision DOVER POND Lot/Block 0059 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																		
Legal Description Lot/Long: 36.30025079 -95.75778843																																		
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>88162</td> <td>R11-NEW POOL</td> <td>11/2009</td> <td>09/2010</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	88162	R11-NEW POOL	11/2009	09/2010																
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
Bk/Pg	Grantor	Date	Price	Code																														
/	ADAMS, RUSSELL E &	12/17/2018	470,000	YES																														
800/52			42,000	No																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																									
Remove Cap	2019	Land Value	125,052	125,052	11%	13,756	Assessed	58,875	6,390.17																									
Year Frozen	0	Improvements	410,174	410,174		45,119	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00																									
TIF Project ID	0	Total Value	535,226	535,226		58,875	Total Taxable	57,875	6,293.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660016637	FORCE, COREY JOHN &			7	531,765	1000	56,200	6,110.00																									
2024	2024-660016637	FORCE, COREY JOHN &			7	561,637	1000	54,535	6,032.00																									
2023	2023-660016637	FORCE, COREY JOHN &			7	495,155	1000	52,917	5,729.00																									
2022	2022-660016637	FORCE, COREY JOHN &			7	476,629	1000	51,347	5,778.00																									
2021	2021-660016637	FORCE, COREY JOHN &			7	462,018	1000	49,822	5,546.00																									
2020	2020-660016637	FORCE, COREY JOHN &			7	496,394	1000	52,382	5,822.00																									
2019	2019-660016637	FORCE, COREY JOHN &			7	471,154	1000	50,827	5,653.00																									
2018	2018-660016637	ADAMS, RUSSELL E &			7	372,318	1000	39,955	4,304.00																									
2017	2017-660016637	ADAMS, RUSSELL E &			7	368,309	1000	39,514	4,296.00																									
2016	2016-660016637	ADAMS, RUSSELL E &			7	389,844	1000	41,883	4,555.00																									
2015	2015-660016637	ADAMS, RUSSELL E &			7	379,495	1000	40,654	4,450.00																									
2014	2014-660016637	ADAMS, RUSSELL E &			7	381,749	1000	38,927	4,296.00																									
2013	2013-660016637	ADAMS, RUSSELL E &			7	364,483	1000	37,764	4,092.00																									



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Lot Data		Square-Foot - NBHD 1027 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1766	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAKE LOT	0
Method	Square-Foot	
Base Lot Value	51,254.00 x 2.44 =	125,052
Factor Value		
Adjustments	1.0000	
Lot Value		125,052



\\tsclient\C\Users\Randy Necessary\Pictures\101_0603\IMG_0031. 6/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,284 / 3,014
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	910 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1990 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	443,451 147.13 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	604,170 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	380,690
Lot Value	125,052
Indicated Value	505,742 167.80 Per SqFt
Agland Value	
Site Improvements	29,484
Total Value	535,226 177.58 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.11	Total Misc Impr	+ 34,874
Roofing Adj	+ 5.25	Garage Cost	+ 41,332
Subfloor Adj	+ 0.00	Total RCN	= 475,862
Heat/Cool Adj	+ 16.31	Depreciation (20%)	- 95,172
Plumbing Adj	+ 8.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 380,690
Adj Base Cost	= 132.60	Lot Value	+ 125,052
Total Area	x 3,014	Indicated Value	= 505,742
Adjusted Cost	= 399,656	Value Per SqFt	167.80

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	7,243.87		14,488
PRCH	SLAB PORCH - COVERED	39807		42	42	33.06		1,389
EPSW	ENCLOSED PORCH - SOLID WALL	39808	18x10		180	85.13		15,323
PRCH	SLAB PORCH - COVERED	39810		112	112	32.80		3,674



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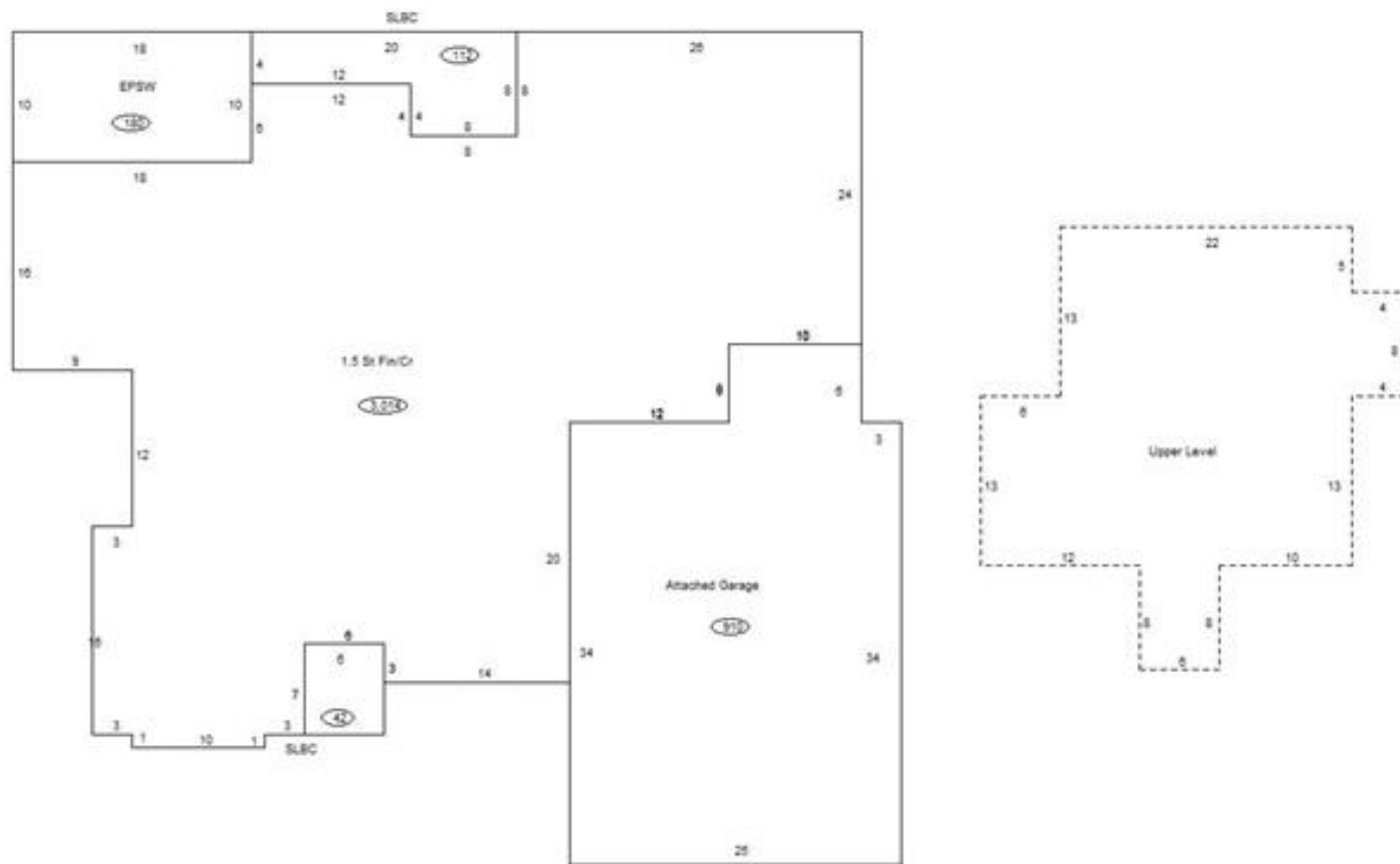
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,284	1.320	3,014
2	G	1		10	Attached Garage	910	1.000	910
3	M	PRCH		10	SLBC	42	1.000	42
4	M	EPSW		10	EPSW	180	1.000	180
5	U	^UL	Overhang	10	Upper Level	730	1.000	730
6	M	PRCH		10	SLBC	112	1.000	112
Total Building Area						2,284		3,014



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			546	
	Qual	4	Cond 3	Year 2009	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
	Base Cost (39.83 x 546)		21,747		21,747	6,089	15,658
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year 2009	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	16,800	13,200
	WODO	WOOD DECK - OPEN	10x12x0			120	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (26.09 x 120)		3,131		3,131	2,505	626