



# 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> 660017488 <b>Parcel ID</b> 21N15E-19-3-00000-000-0000 <b>Cadastral ID</b> 19-21-15-00710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 340142 INGLE, TERRY L LIVING TRUST  19801 E 86TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19801 E 86TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 19 / 21 / 15 / 3 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (362)\IMG_0003.JPG 7/26/2024</p>														
<b>Legal Description</b> Lat/Long: 36.28027488 -95.75167793																			
SE SW					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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	/	INGLE, TERRY LEE	11/07/2022	0	4										
					2569/135	INGLE, TERRY L &	08/05/2016	0	4										
					879/448	FRANKLIN, DELORES	04/20/1992	109,000	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>	97.960	<b>Current Tax</b>											
Remove Cap	0	Land Value 2,700	2,700	11%	297	Assessed	141,036	13,815.89											
Year Frozen	0	Improvements 1,380,782	1,279,448		140,739	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00											
TIF Project ID	0	Total Value 1,383,482	1,282,148		141,036	Total Taxable	140,036	13,718.00											
<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	2025-660017488	INGLE, TERRY L			3	1,334,929	1000	135,928	13,316.00										
2024	2024-660017488	INGLE, TERRY L			3	1,363,870	1000	131,940	12,675.00										
2023	2023-660017488	INGLE, TERRY L			3	1,429,648	1000	128,068	12,001.00										
2022	2022-660017488	INGLE, TERRY LEE			3	1,431,549	1000	124,309	12,179.00										
2021	2021-660017488	INGLE, TERRY LEE			3	1,518,422	1000	120,659	11,673.00										
2020	2020-660017488	INGLE, TERRY LEE			3	1,504,803	1000	117,116	11,313.00										
2019	2019-660017488	INGLE, TERRY LEE			3	1,419,742	1000	113,676	10,989.00										
2018	2018-660017488	INGLE, TERRY LEE			3	1,466,602	1000	110,336	10,270.00										
2017	2017-660017488	INGLE, TERRY LEE			3	1,449,824	1000	107,093	10,073.00										
2016	2016-660017488	INGLE, TERRY LEE			3	1,408,381	1000	103,945	9,786.00										
2015	2015-660017488	INGLE, TERRY L &			3	1,358,157	1000	100,889	9,567.00										
2014	2014-660017488	INGLE, TERRY L &			3	1,348,179	1000	97,921	9,373.00										
2013	2013-660017488	INGLE, TERRY L &			3	1,258,675	1000	95,040	8,903.00										



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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		\\tsclient\A\TOMMY DUNLAP\New folder (362)\IMG_0003.JPG 7/26/2024
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	4,137 / 8,624
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	1,831 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach				Manual : 01/2025			
Base Cost	119.76	Total Misc Impr	+ 103,483				
Roofing Adj	+ 3.49	Garage Cost	+ 147,835				
Subfloor Adj	+ 0.00	Total RCN	= 1,553,628				
Heat/Cool Adj	+ 21.74	Depreciation ( 14%)	- 217,508				
Plumbing Adj	+ 6.02	Lump Sums	+ 18,666				
Basement Adj	+ 0.00	RCNLD	= 1,354,786				
Adj Base Cost	= 151.01	Lot Value	+ 1,354,786				
Total Area	x 8,624	Indicated Value	= 1,354,786				
Adjusted Cost	= 1,302,310	Value Per SqFt	157.09				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	1,354,786		
Lot Value			
Indicated Value	1,354,786	157.09	Per SqFt
Agland Value	2,700		
Site Improvements	39,408		
Total Value	2,733,014	316.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	9,658.49		28,975
CPDT	CARPORT - DETACHED	114885	1672		1,672	17.83		29,812
PRCH	SLAB PORCH - COVERED	114887	13x6		78	46.71		3,643
PRCH	SLAB PORCH - COVERED	114888	668		668	43.47		29,038
PATO	SLAB PORCH - OPEN	114889	890		890	13.50		12,015
RPH	Res. Pool House	120594	24x17		408	45.75		18,666



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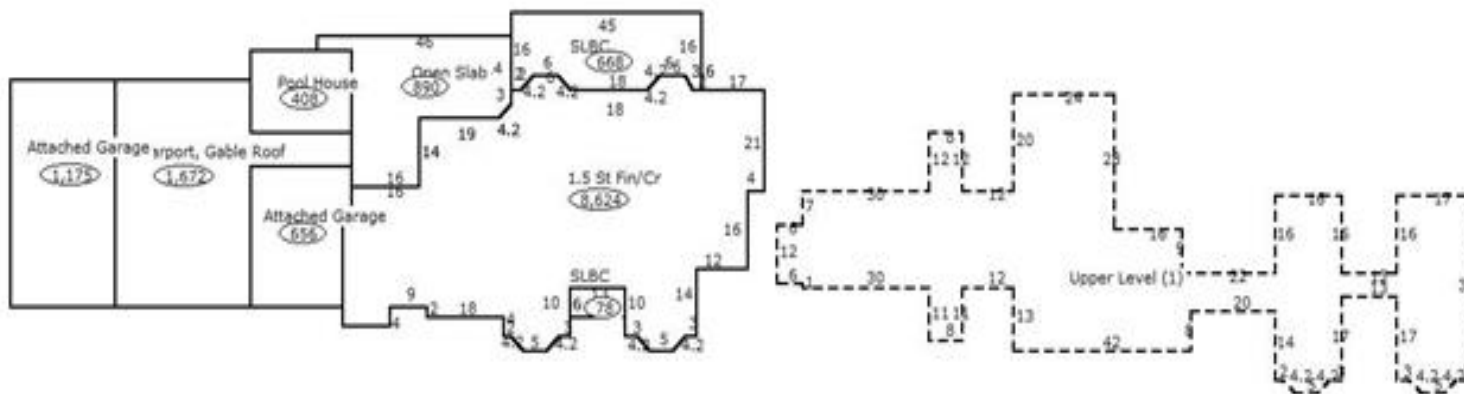
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	30	1.5 St Fin/Cr	4,137	2.085	8,624
2	G	1		30	Attached Garage	656	1.000	656
3	G	3		30	Carport, Gable Roof	1,672	1.000	1,672
4	G	1		30	Attached Garage	1,175	1.000	1,175
5	M	PRCH		30	SLBC	78	1.000	78
6	M	PRCH		30	SLBC	668	1.000	668
7	M	PATO		30	Open Slab	890	1.000	890
8	U	^UL		30	Upper Level (1)	4,487	1.000	4,487
9	M	RPH		30	Pool House	408	1.000	408
<b>Total Building Area</b>						<b>4,137</b>		<b>8,624</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GZBO	Gazebo	20x16x8	Concrete	Composition Shingle	320	
	Qual	3	Cond 3	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.37 x 320)		10,038		10,038	1,004	9,034
	SG	SWIM-GUNITE				1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30,000.00 x 1)		30,000		30,000	3,000	27,000
	ODRK	Outdoor Kitchen	0x0x0			1	
	Qual	4	Cond 4	Year	Eff Age 1216		
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4,820.00 x 1)		4,820		4,820	1,446	3,374



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			4.747	104	104	496	496
RS	ROUGH STONY LAND	TMBR	20			14.503	36	36	522	522
SO	SOGN SOILS	NTV PST	15			5.589	36	36	201	201
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			5.517	121	121	665	665
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			9.644	85	85	816	816
<b>TMBR Totals</b>						40.000			2,700	2,700
<b>Total Agland</b>						40.000			2,700	2,700