



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:37:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019651 <b>Parcel ID</b> 000000-00-0-00345-002-0001 <b>Cadastral ID</b> 23-21-14-02000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 331264 BATTERSHELL, MEGAN M  17597 E 90TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17597 E 90TH ST N <b>Subdivision</b> GREEN MEADOWS 1 <b>Lot/Block</b> 0001 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28492121 -95.77678432																																																																																																																									
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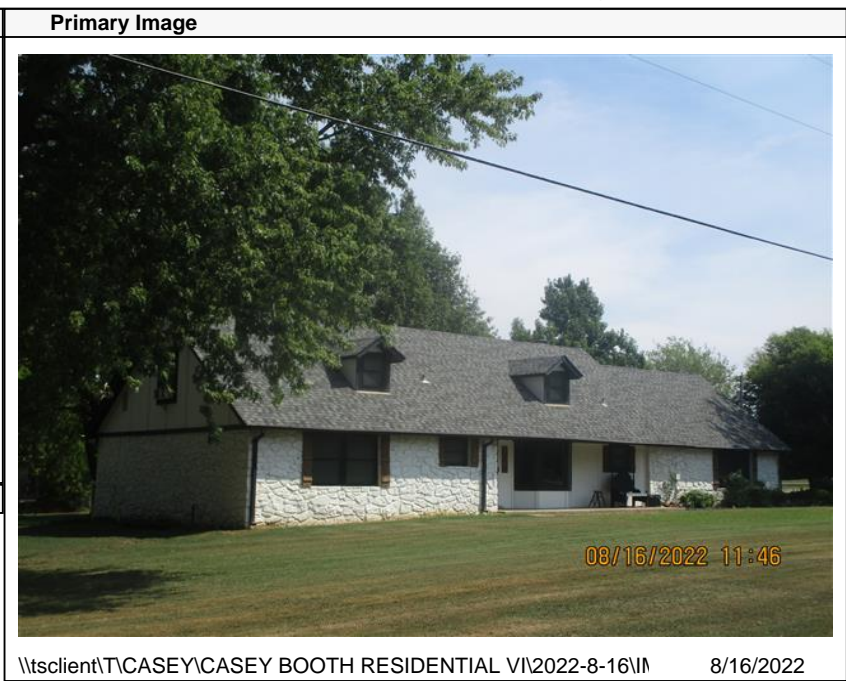
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0282		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,789.00 x 2.65 = 118,902		
Factor Value			
Adjustments	1.0000		
Lot Value	118,902		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,492 / 2,124
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,492
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	652 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	243,278	114.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	302,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.97	Total Misc Impr	+	10,964			
Roofing Adj	+ 3.50	Garage Cost	+	19,703			
Subfloor Adj	+ -1.63	Total RCN	=	291,473			
Heat/Cool Adj	+ 12.64	Depreciation ( 41%)	-	119,504			
Plumbing Adj	+ 7.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	171,969			
Adj Base Cost	= 122.79	Lot Value	+	118,902			
Total Area	x 2,124	Indicated Value	=	290,871			
Adjusted Cost	= 260,806	Value Per SqFt		136.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,969		
Lot Value	118,902		
Indicated Value	290,871	136.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	290,871	136.94	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	47603		133	133	26.51		3,526
PATO	SLAB PORCH - OPEN	47604	14x12		168	10.85		1,823



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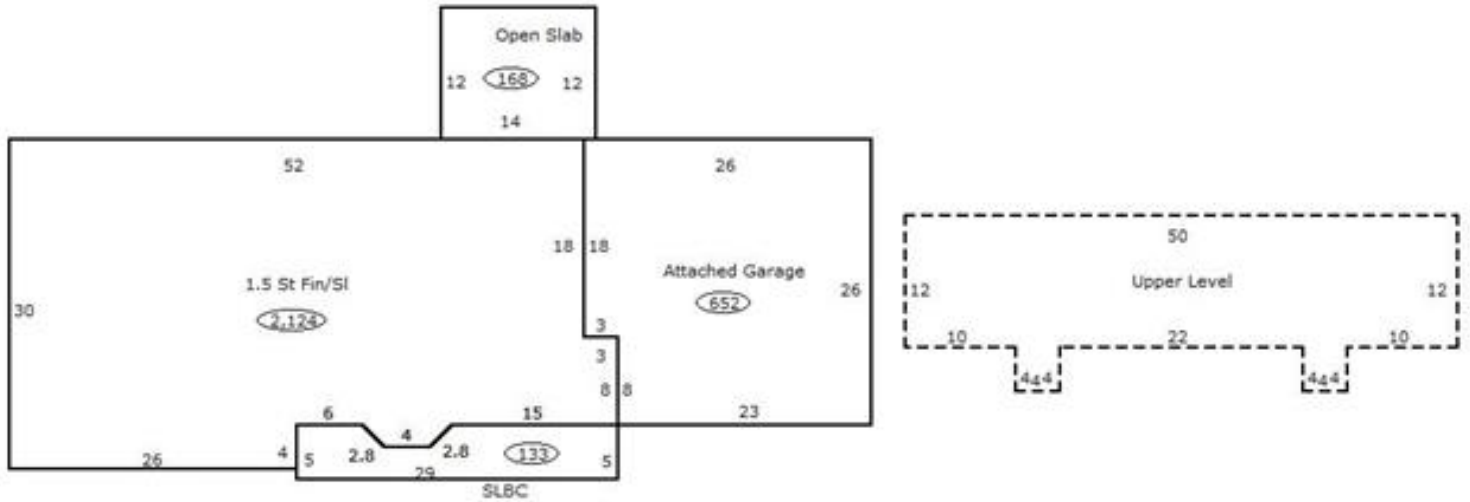
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Sketch Image

660019651



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,492	1.424	2,124
2	G	1		13	Attached Garage	652	1.000	652
3	M	PRCH		13	SLBC	133	1.000	133
4	M	PATO		13	Open Slab	168	1.000	168
5	U	^UL	Overhang	13	Upper Level	632	1.000	632
<b>Total Building Area</b>						1,492		2,124