



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:36:45  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019653 <b>Parcel ID</b> 000000-00-0-00345-002-0003 <b>Cadastral ID</b> 23-21-14-02020 <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> 314005 ROLLINS, LEE J & SUSAN G  17579 E 90TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17579 E 90TH ST N <b>Subdivision</b> GREEN MEADOWS 1 <b>Lot/Block</b> 0003 / 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: 36.28492414 -95.77827318																																																																																																																									
<b>Legal Description</b> LOT 3 BLOCK 2 GREEN MEADOWS EST. 1					<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																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0221	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,525.00 x 2.66 = 118,625	
Factor Value		
Adjustments	1.0000	
Lot Value	118,625	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,516
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	666 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	179,250	118.24	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	259,400 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.12	Total Misc Impr	+	21,089			
Roofing Adj	+ 4.50	Garage Cost	+	17,283			
Subfloor Adj	+ -1.15	Total RCN	=	238,833			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	105,087			
Plumbing Adj	+ 9.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	133,746			
Adj Base Cost	= 132.23	Lot Value	+	118,625			
Total Area	x 1,516	Indicated Value	=	252,371			
Adjusted Cost	= 200,461	Value Per SqFt		166.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,746		
Lot Value	118,625		
Indicated Value	252,371	166.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	252,371	166.47	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	5,095.98		5,096
EPSW	ENCLOSED PORCH - SOLID WALL	47612	25x10		250	61.55		15,388
PRCH	SLAB PORCH - COVERED	47613	5x5		25	24.19		605



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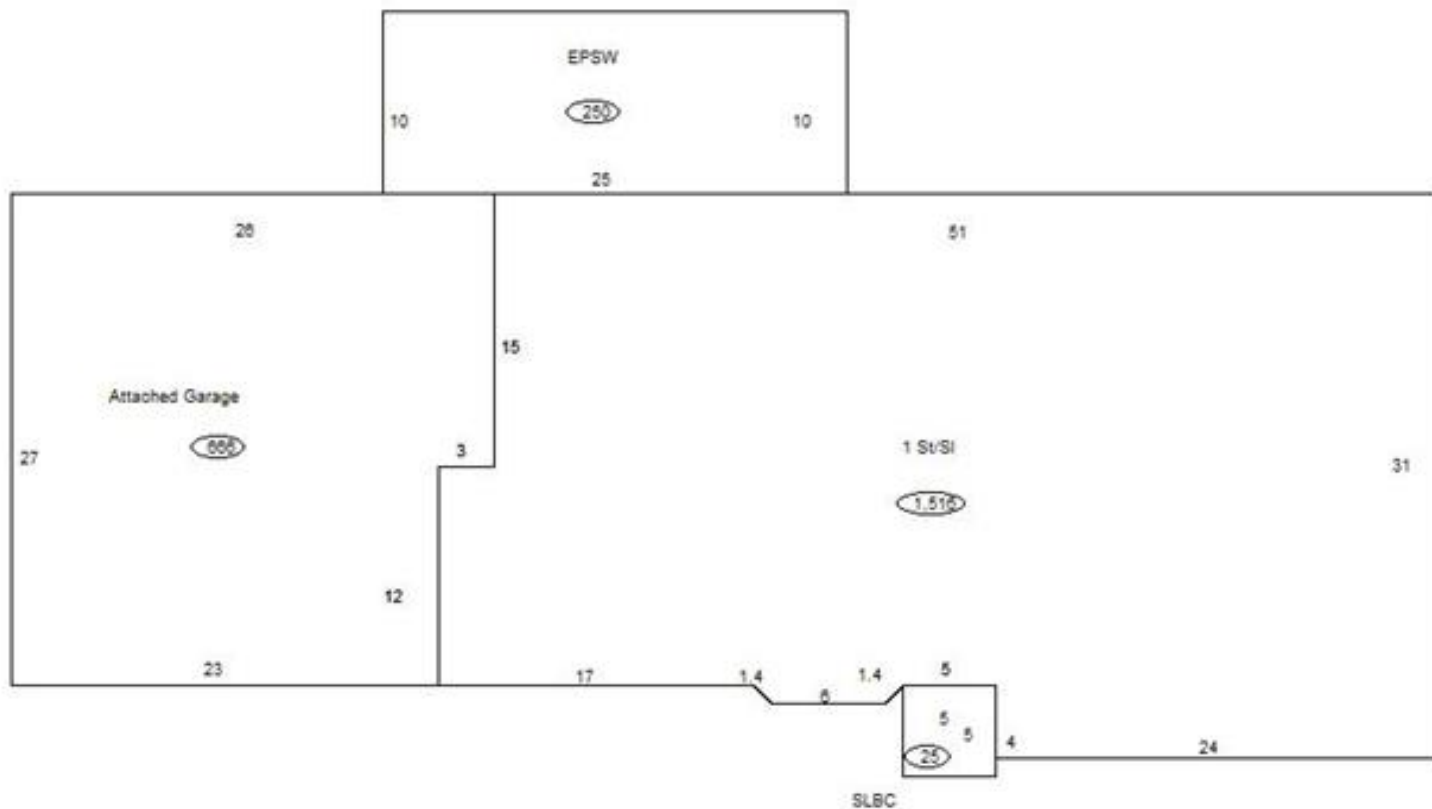
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Sketch Image

660019653



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,516	1.000	1,516
2	G	1		10	Attached Garage	666	1.000	666
3	M	EPSW		10	EPSW	250	1.000	250
4	M	PRCH		10	SLBC	25	1.000	25
<b>Total Building Area</b>						1,516		1,516



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x14x0			140
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 140) 655		<b>Modifier Total</b> 655	<b>RCN</b> 655	<b>Depr (100% Phys/ % Func)</b> 655	<b>RCNLD</b> 655
	CPDT	CARPORT - DETACHED	18x20x0			360
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (10.84 x 360) 3,902		<b>Modifier Total</b> 3,902	<b>RCN</b> 3,902	<b>Depr (100% Phys/ % Func)</b> 3,902	<b>RCNLD</b> 3,902