



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	660019655								
Parcel ID	000000-00-0-00345-002-0005								
Cadastral ID	23-21-14-02040								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	131174								
ROLLINS, LEE J									
PO BOX 984 OWASSO OK 74055-0000									
Parcel Location									
Situs	17551 E 90TH ST N								
Subdivision	GREEN MEADOWS 1								
Lot/Block	0005 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	23 / 21 / 14 / 5								
Neighborhood	1212 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.28492317 -95.77974215									
Building Permits									
LOT 5 BLOCK 2 GREEN MEADOWS EST. 1									
Number	Description	Opened	Closed	Amount					
R2014 02 23	R15-NEW 1500 SQ FT DETACH GARAC	02/2014	05/2014	7,500					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	0	Land Value	118,667	51,986	11%	5,718	Assessed	26,448 2,590.85	
Year Frozen	0	Improvements	217,084	188,455		20,730	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	335,751	240,441		26,448	Total Taxable	25,448 2,493.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019655	ROLLINS, LEE J	3	310,603	1000	24,678	2,417.00		
2024	2024-660019655	ROLLINS, LEE J	3	322,726	1000	23,930	2,299.00		
2023	2023-660019655	ROLLINS, LEE J	3	262,830	1000	23,204	2,174.00		
2022	2022-660019655	ROLLINS, LEE J	3	240,174	1000	22,500	2,204.00		
2021	2021-660019655	ROLLINS, LEE J	3	220,133	1000	21,815	2,110.00		
2020	2020-660019655	ROLLINS, LEE J	3	218,396	1000	21,151	2,043.00		
2019	2019-660019655	ROLLINS, LEE J	3	208,499	1000	20,505	1,982.00		
2018	2018-660019655	ROLLINS, LEE J	3	214,191	1000	19,879	1,850.00		
2017	2017-660019655	ROLLINS, LEE J	3	211,802	1000	19,271	1,813.00		
2016	2016-660019655	ROLLINS, LEE J	3	207,604	1000	18,681	1,759.00		
2015	2015-660019655	ROLLINS, LEE J	3	203,489	1000	18,107	1,717.00		
2014	2014-660019655	ROLLINS, LEE J	3	183,022	1000	16,254	1,556.00		
2013	2013-660019655	ROLLINS, LEE J	3	176,661	1000	15,753	1,476.00		



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0231	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,565.00 x 2.66 = 118,667	
Factor Value		
Adjustments	1.0000	
Lot Value	118,667	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,188 / 1,688
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,188
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	243,305 144.14 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	298,940 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.50	Total Misc Impr	+ 51,444
Roofing Adj	+ 3.36	Garage Cost	+ 12,487
Subfloor Adj	+ -0.86	Total RCN	= 256,042
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 112,658
Plumbing Adj	+ 8.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 143,384
Adj Base Cost	= 113.81	Lot Value	+ 118,667
Total Area	x 1,688	Indicated Value	= 262,051
Adjusted Cost	= 192,111	Value Per SqFt	155.24

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	143,384
Lot Value	118,667
Indicated Value	262,051 155.24 Per SqFt
Agland Value	
Site Improvements	73,700
Total Value	335,751 198.90 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
PRCH	SLAB PORCH - COVERED	47620	12x12		144	23.78		3,424
EPSW	ENCLOSED PORCH - SOLID WALL	47621	736		736	58.32		42,924



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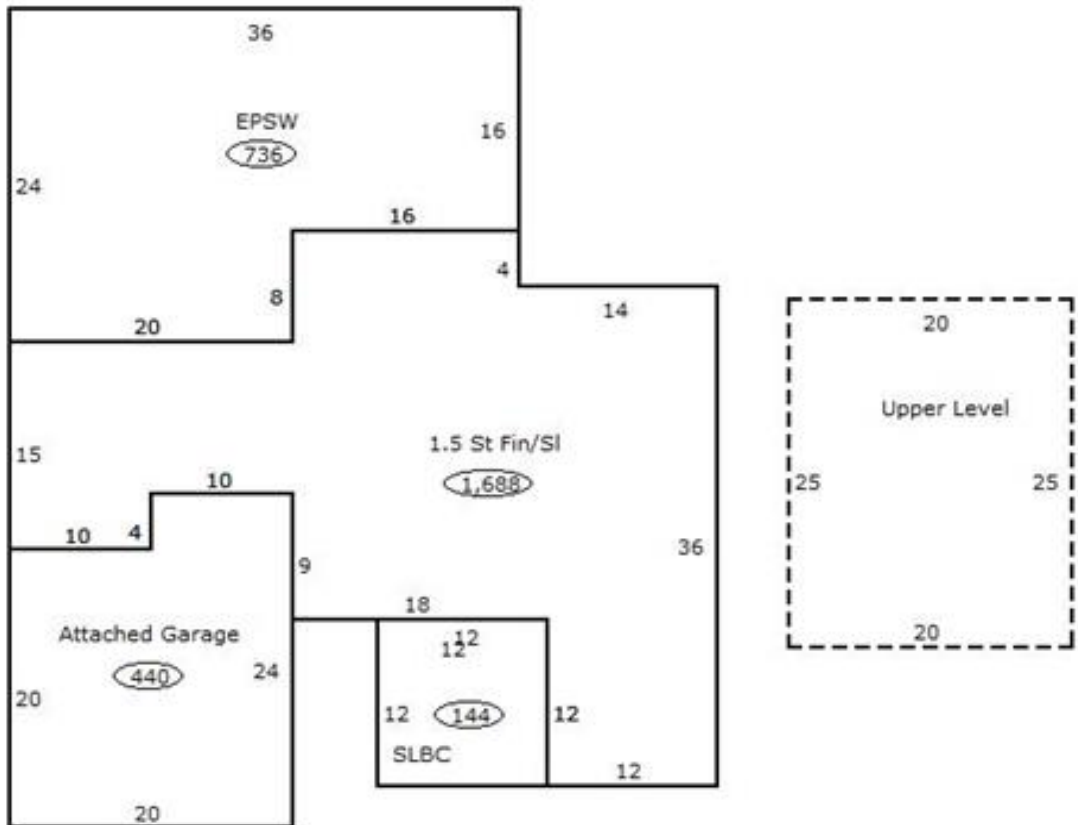
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,188	1.421	1,688
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	144	1.000	144
4	M	EPSW		13	EPSW	736	1.000	736
5	U	^UL	Overhang	13	Upper Level	500	1.000	500
Total Building Area						1,188		1,688



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	35x100x0			3,500
	Qual 2	Cond 3	Year 2014	Eff Age 9		
			0			
		Valuation Summary	Modifier Total	RCN	Depr (17% Phys/ % Func)	RCNLD
		Base Cost (25.37 x 3,500)	88,795	88,795	15,095	73,700
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age 1520		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 192)	899	899	899	