



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:37:06
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Assessment Data					Primary Image																																																																																																															
Account 660019669 Parcel ID 000000-00-0-00345-003-0005 Cadastral ID 23-21-14-02170 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 132364 SIKES, JERRY D & VICKY L TRUSTEES 9054 N 175TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09054 N 175TH E AVE Subdivision GREEN MEADOWS 1 Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																				
Legal Description Lot/Long: 36.28657170 -95.78250323 LOT 5 BLOCK 3 GREEN MEADOWS EST. 1																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.051	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,781.00 x 2.62 = 119,944	
Factor Value		
Adjustments	1.0000	
Lot Value	119,944	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,874 / 2,114
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,874
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

Cost Approach				Manual : 01/2025			
Base Cost	103.94	Total Misc Impr	+ 18,795				
Roofing Adj	+ 4.22	Garage Cost	+ 16,086				
Subfloor Adj	+ -2.01	Total RCN	= 304,205				
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 118,640				
Plumbing Adj	+ 8.61	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 185,565				
Adj Base Cost	= 127.40	Lot Value	+ 119,944				
Total Area	x 2,114	Indicated Value	= 305,509				
Adjusted Cost	= 269,324	Value Per SqFt	144.52				



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	251,207	118.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	309,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,565		
Lot Value	119,944		
Indicated Value	305,509	144.52	Per SqFt
Agland Value			
Site Improvements	18,750		
Total Value	324,259	153.39	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	47676		170	170	26.40		4,488
PRCH	SLAB PORCH - COVERED	47677	21x16		336	25.87		8,692



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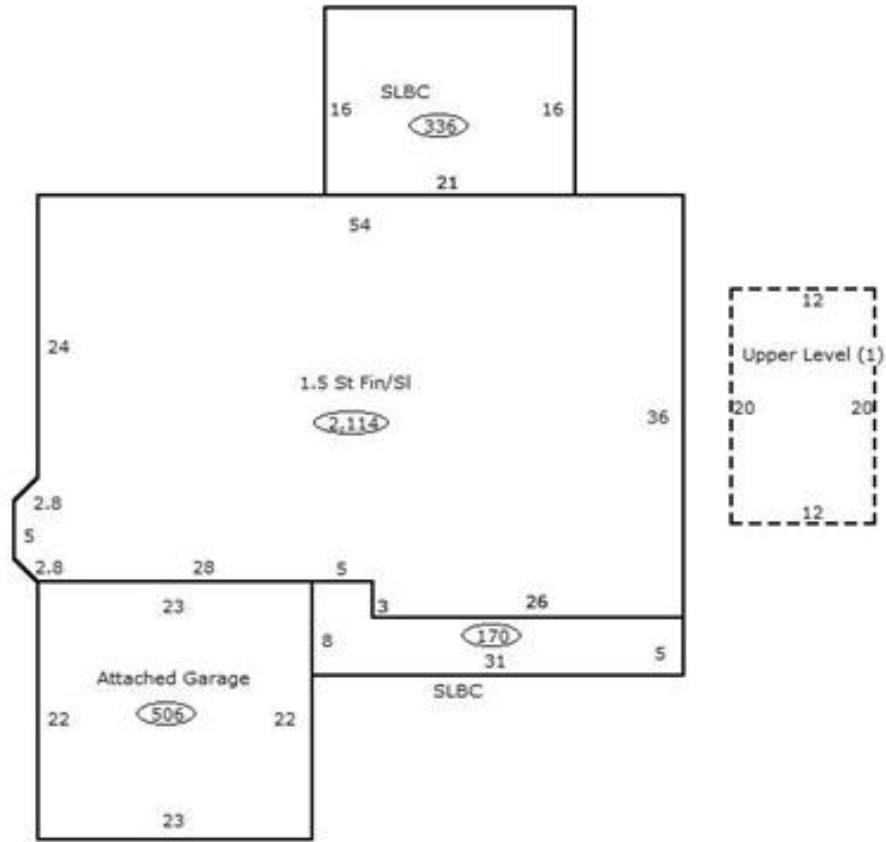
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Sketch Image

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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	1,874	1.128	2,114
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	170	1.000	170
4	M	PRCH		13	SLBC	336	1.000	336
5	U	^UL		13	Upper Level (1)	240	1.000	240
Total Building Area						1,874		2,114



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	6,250	18,750
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 120)	562		562	562	
	CPDT	CARPORT - DETACHED	40x24x0			960	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (10.84 x 960)	10,406		10,406	10,406	
	GF	GAZEBO FAIR	10x12x0			1	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (2,950.00 x 1)	2,950		2,950	2,950	