



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:10:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020295 Parcel ID 21N14E-24-4-00000-000-0000 Cadastral ID 24-21-14-00100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 312093 MILLER, MATTHEW E & TWYLA 18951 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18951 E 86TH ST N Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 24 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27980578 -95.76120294																																																																																																																									
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Date 04/18/2026
 Time 07:10:40
 Page 2

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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,599 / 2,599
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,599
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16



\\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	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	108.13	Total Misc Impr	+	17,927			
Roofing Adj	+ 5.13	Garage Cost	+	24,356			
Subfloor Adj	+ -3.35	Total RCN	=	387,924			
Heat/Cool Adj	+ 14.47	Depreciation (17%)	-	65,947			
Plumbing Adj	+ 8.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	321,977			
Adj Base Cost	= 132.99	Lot Value	+				
Total Area	x 2,599	Indicated Value	=	321,977			
Adjusted Cost	= 345,641	Value Per SqFt		123.88			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	321,977		
Lot Value			
Indicated Value	321,977	123.88	Per SqFt
Agland Value	4,136		
Site Improvements	61,787		
Total Value	709,877	273.13	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	49496		376	376	28.23		10,614
PRCH	SLAB PORCH - COVERED	49497		6x5	30	29.44		883



Rogers

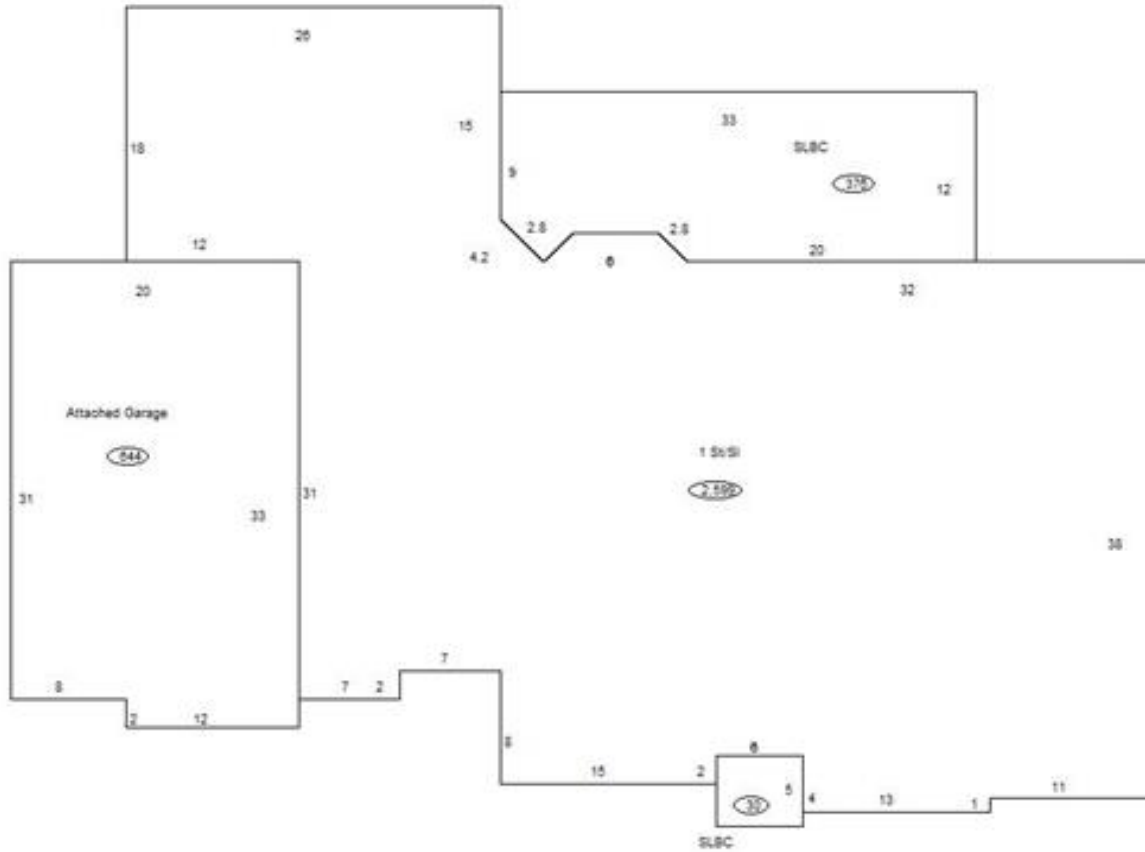
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 Time 07:10:40
 Page 3

Sketch Image

660020295



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,599	1.000	2,599
2	G	1		10	Attached Garage	644	1.000	644
3	M	PRCH		10	SLBC	376	1.000	376
4	M	PRCH		10	SLBC	30	1.000	30
Total Building Area						2,599		2,599



Rogers

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 Page 4

660020295

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2021	Eff Age	4	
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	6,300	23,700
	UTIL	SHOP BUILDING	0x0x0			1,080
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (30.87 x 1,080)	33,340		33,340	20,004	13,336
	UTIL	SHOP BUILDING	0x0x0			1,800
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (27.62 x 1,800)	49,716		49,716	29,830	19,886
	UTIL	SHOP BUILDING	40x26x0			1,040
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (29.77 x 1,040)	30,961		30,961	26,317	4,644
	LT	LEAN-TO	36x14x0			504
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 504)	1,472		1,472	1,251	221



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Time 07:10:40
Page 5

Agland Inventory

660020295

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			7.953	108	108	859	859
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			13.373	192	192	2,568	2,568
RS	ROUGH STONY LAND	TMBR	20			6.787	36	36	244	244
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			.505	110	110	55	55
SO	SOGN SOILS	NTV PST	15			11.382	36	36	410	410
NTV PST Totals						40.000			4,136	4,136
Total Agland						40.000			4,136	4,136