



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:12:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020300 <b>Parcel ID</b> 21N14E-24-1-00000-000-0000 <b>Cadastral ID</b> 24-21-14-00520 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 310771 FREEMAN, BRANDEN C & BRITNEE L  18512 E 96TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18512 E 96TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.002 - Acres <b>Sec/Twn/Rng</b> 24 / 21 / 14 / 1 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29123060 -95.76649209 E 435.6' OF W 470.6' OF S 200' OF N 698.78' W2 NW NE & S 10' OF N 33' OF W 10' NW NW NE & S 10', N 50', W 10' NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	40020	
Non-Ag Acres	2.1406	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	93,246.00 x .46 = 43,220	
Factor Value		
Adjustments	1.0000	
Lot Value	43,220	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Stucco
Base/Total Area	2,995 / 2,995
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	2,995
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	744 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1996 / 23



\\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	
Adusted R	0.8445		
Indicated Value	403,999	134.89	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.00	Total Misc Impr	+	13,887			
Roofing Adj	+ 7.60	Garage Cost	+	33,792			
Subfloor Adj	+ -4.37	Total RCN	=	439,874			
Heat/Cool Adj	+ 16.31	Depreciation ( 28%)	-	123,165			
Plumbing Adj	+ 8.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	316,709			
Adj Base Cost	= 130.95	Lot Value	+	43,220			
Total Area	x 2,995	Indicated Value	=	359,929			
Adjusted Cost	= 392,195	Value Per SqFt		120.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,709		
Lot Value	43,220		
Indicated Value	359,929	120.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	359,929	120.18	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	49508		36	36	33.08		1,191
PRCH	SLAB PORCH - COVERED	49509		168	168	32.45		5,452



# Rogers

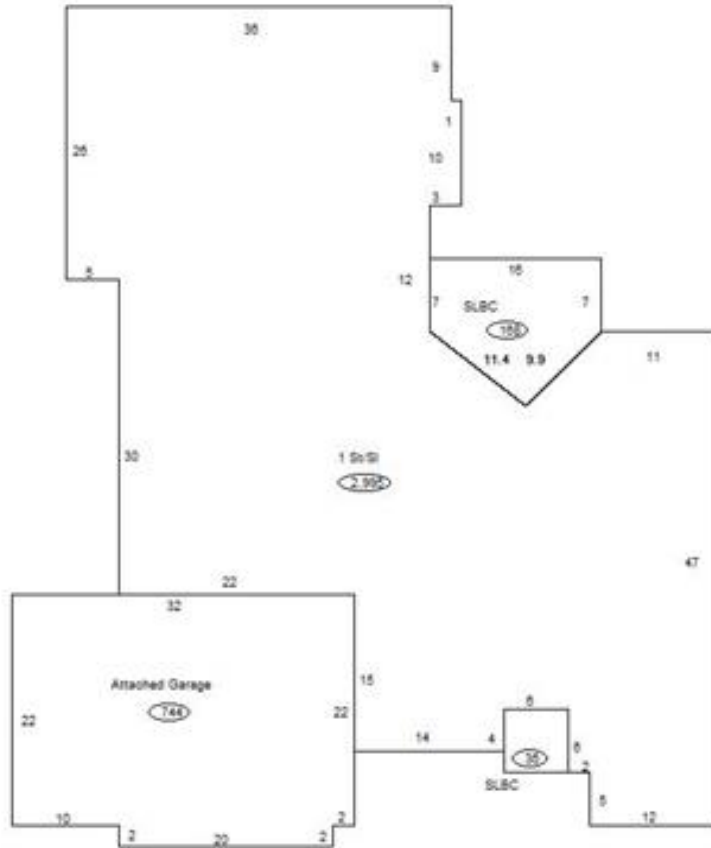
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Sketch Image

660020300



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,995	1.000	2,995
2	G	1		13	Attached Garage	744	1.000	744
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	168	1.000	168
<b>Total Building Area</b>						2,995		2,995