



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	660020323													
Parcel ID	000000-00-0-00294-001-0005													
Cadastral ID	24-21-14-02150													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	313181													
RUTLEDGE, JOHN SCOTT & LESLIE ROSINE														
9313 N 178TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	09313 178TH E AVE													
Subdivision	EASTWOOD LAKE ESTATES													
Lot/Block	0005 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	24 / 21 / 14 / 5													
Neighborhood	1136 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.28976767 -95.77449520														
Building Permits														
<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>WP 2015 03 17R16-NEW POOL WITH HEAT</td> <td></td> <td>03/2015</td> <td>11/2015</td> <td>35,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2015 03 17R16-NEW POOL WITH HEAT		03/2015	11/2015	35,000
Number	Description	Opened	Closed	Amount										
WP 2015 03 17R16-NEW POOL WITH HEAT		03/2015	11/2015	35,000										
LOT 5 BLOCK 1 EASTWOOD LAKE ESTATES														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					2424/919	SADLER, B F-TRUSTEE	09/05/2014	203,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2015	Land Value	106,048	98,884	11%	10,877	Assessed	32,153	3,489.82					
Year Frozen	2012	Improvements	196,728	193,416		21,276	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00					
TIF Project ID	0	Total Value	302,776	292,300	32,153	Total Taxable	32,153	3,490.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660020323	RUTLEDGE, JOHN SCOTT &			7	297,119	0	30,622	3,324.00					
2024	2024-660020323	RUTLEDGE, JOHN SCOTT &			7	289,367	0	29,164	3,218.00					
2023	2023-660020323	RUTLEDGE, JOHN SCOTT &			7	252,500	0	27,775	3,000.00					
2022	2022-660020323	RUTLEDGE, JOHN SCOTT &			7	238,488	0	26,234	2,945.00					
2021	2021-660020323	RUTLEDGE, JOHN SCOTT &			7	239,109	0	26,302	2,920.00					
2020	2020-660020323	RUTLEDGE, JOHN SCOTT &			7	237,482	0	26,124	2,897.00					
2019	2019-660020323	RUTLEDGE, JOHN SCOTT &			7	226,289	0	24,892	2,761.00					
2018	2018-660020323	RUTLEDGE, JOHN SCOTT &			7	235,092	0	25,695	2,759.00					
2017	2017-660020323	RUTLEDGE, JOHN SCOTT &			7	232,601	0	24,472	2,651.00					
2016	2016-660020323	RUTLEDGE, JOHN SCOTT &			7	227,632	0	23,307	2,527.00					
2015	2015-660020323	RUTLEDGE, JOHN SCOTT &			7	201,785	0	22,197	2,422.00					
2014	2014-660020323	RUTLEDGE, JOHN SCOTT &			7	182,825	1000	17,788	1,971.00					
2013	2013-660020323	SADLER, B F &			7	175,095	1000	17,789	1,934.00					



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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0871	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,354.00 x 2.24 = 106,048	
Factor Value		
Adjustments	1.0000	
Lot Value	106,048	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,187 / 2,187
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,187
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 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	252,470	115.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	322,660		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,150		
Lot Value	106,048		
Indicated Value	278,198	127.21	Per SqFt
Agland Value			
Site Improvements	24,578		
Total Value	302,776	138.44	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.79	Total Misc Impr	+	12,296			
Roofing Adj	+ 4.54	Garage Cost	+	14,968			
Subfloor Adj	+ -2.43	Total RCN	=	302,017			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	129,867			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	172,150			
Adj Base Cost	= 125.63	Lot Value	+	106,048			
Total Area	x 2,187	Indicated Value	=	278,198			
Adjusted Cost	= 274,753	Value Per SqFt		127.21			

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	49563	6x5		30	26.84		805
PRCH	SLAB PORCH - COVERED	49564	16x14		224	26.23		5,876



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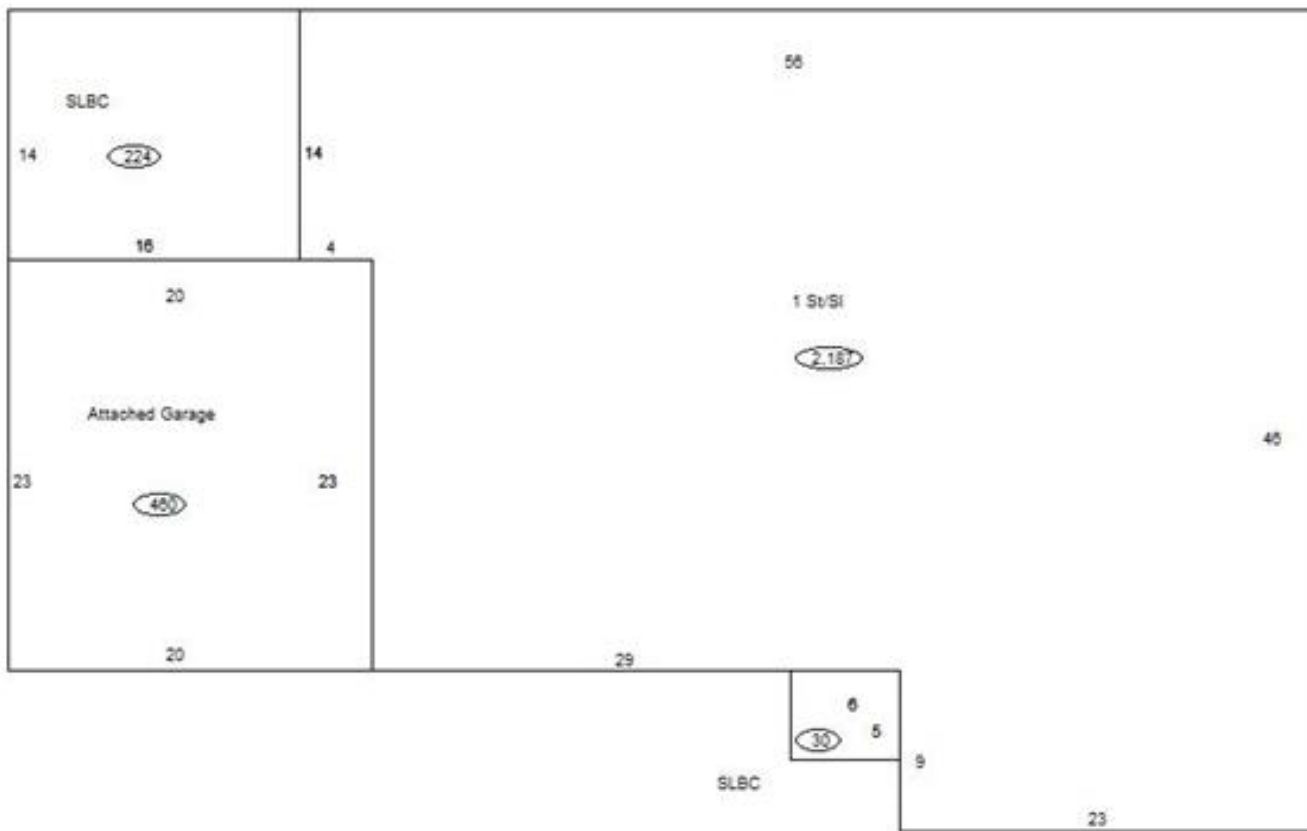
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,187	1.000	2,187
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PRCH		10	SLBC	224	1.000	224
Total Building Area						2,187		2,187



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GG	GAZEBO GOOD	0x0x0			1
	Qual	3	Cond 3	Year 2022	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (13,750.00 x 1)	13,750		13,750		13,750
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (2,751.55 x 1)	2,752		2,752	523	2,229
	STA	STG AVG	12x30x0			360
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 360)	2,527		2,527	884	1,643
	LT	LEAN-TO	11x28x0			308
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 308)	899		899	315	584
	LT	LEAN-TO	7x28x0			196
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 196)	572		572	200	372
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year	Eff Age 1216	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	24,000	6,000