



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660020342 Parcel ID 000000-00-0-00297-002-0044 Cadastral ID 24-21-14-02340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 305609 OCHOA, OLIVA RAYE & TAMMY RENEE NEAL 18044 E 95TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18044 95TH ST Subdivision EASTWOOD LAKE EST II AMD Lot/Block 0044 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29094769 -95.77088895 LOT 44 BLOCK 2 EASTWOOD LAKE ESTS. 2 AMD.										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>R21 00044</td> <td>R23- ROOM ADDITION/REMODEL</td> <td>11/2021</td> <td>09/2022</td> <td>179,000</td> </tr> <tr> <td>WP 2014 05 26R15</td> <td>NEW POOL NO HEAT</td> <td>05/2014</td> <td>09/2014</td> <td>66,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 00044	R23- ROOM ADDITION/REMODEL	11/2021	09/2022	179,000	WP 2014 05 26R15	NEW POOL NO HEAT	05/2014	09/2014	66,000																																																																																												
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.9546 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 128,701.00 x 1.39 = 178,715 Factor Value Adjustments 1.0000 Lot Value 178,715		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	94% 1 1/2 Story Finished 6% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,796 / 3,186
Style	94% 1 1/2 Story Finished - 6% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,796
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	672 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	442,033	138.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	428,920		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.98	Total Misc Impr	+ 10,915				
Roofing Adj	+ 3.30	Garage Cost	+ 30,838				
Subfloor Adj	+ -2.54	Total RCN	= 430,318				
Heat/Cool Adj	+ 16.31	Depreciation (43%)	- 185,037				
Plumbing Adj	+ 7.91	Lump Sums	+ 12,013				
Basement Adj	+ 0.00	RCNLD	= 257,294				
Adj Base Cost	= 121.96	Lot Value	+ 178,715				
Total Area	x 3,186	Indicated Value	= 436,009				
Adjusted Cost	= 388,565	Value Per SqFt	136.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,294		
Lot Value	178,715		
Indicated Value	436,009	136.85	Per SqFt
Agland Value			
Site Improvements	43,473		
Total Value	479,482	150.50	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	49660	10x8		80	32.94		2,635
WODO	Wood Deck - Open	49661	550		550	21.24	55%	5,257
PATO	Slab Porch - Open	49662	18x4		72	14.39		1,036
BALW	Balcony - Wood	49664	192		192	35.19		6,756



Rogers

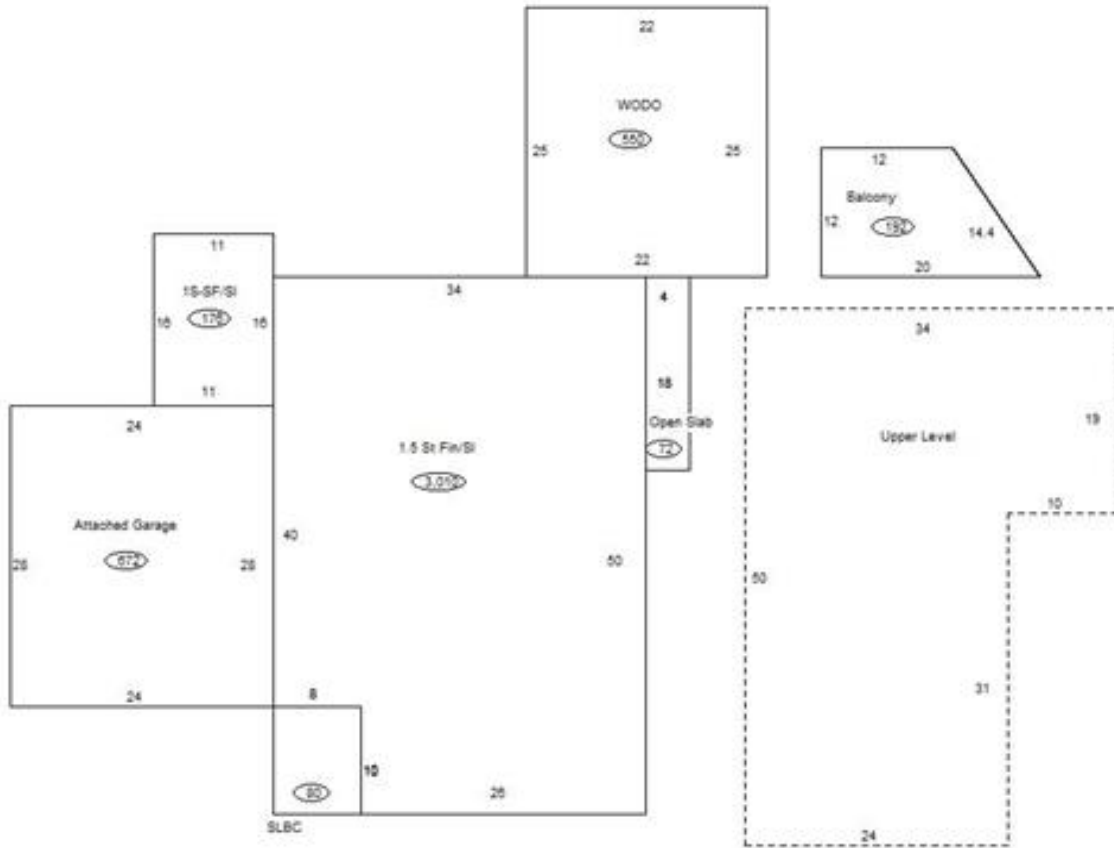
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Sketch Image

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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	1,620	1.858	3,010
2	G	1		13	Attached Garage	672	1.000	672
3	M	PRCH		13	SLBC	80	1.000	80
4	M	WODO		13	WODO	550	1.000	550
5	M	PATO		13	Open Slab	72	1.000	72
6	U	^UL	Overhang	13	Upper Level	1,390	1.000	1,390
7	M	BALW		13	Balcony	192	1.000	192
8	R	1	Slab	13	1S-SF/SI	176	1.000	176
Total Building Area						1,796		3,186



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 4	Cond 4	Year 2014	Eff Age	7	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (39% Phys/ % Func) 11,700	RCNLD 18,300
	DTGF	DETACHED GARAGE FAIR	25x35x0			875
	Qual 2	Cond 3	Year 2008	Eff Age		
	Valuation Summary Base Cost (16.00 x 875) 14,000		Modifier Total	RCN 14,000	Depr (15% Phys/ % Func) 2,100	RCNLD 11,900
	STF	STG FAIR	12x20x0			240
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total	RCN 1,123	Depr (20% Phys/ % Func) 225	RCNLD 898
	GG	GAZEBO GOOD	16x16x0			1
	Qual 4	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (13,750.00 x 1) 13,750		Modifier Total	RCN 13,750	Depr (10% Phys/ % Func) 1,375	RCNLD 12,375
	STF	STG FAIR	10x24x0			240
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total	RCN 1,123	Depr (100% Phys/ % Func) 1,123	RCNLD