



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:06:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020345 Parcel ID 000000-00-0-00297-002-0047 Cadastral ID 24-21-14-02370 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 324592 DFAULT, JEFFREY D 9454 N 185TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09454 N 185TH E AVE Subdivision EASTWOOD LAKE ESTATES 2 Lot/Block 0047 / 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: 36.29075560 -95.76819652																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.1833	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	138,664.00 x 1.33 = 184,693	
Factor Value		
Adjustments	1.0000	
Lot Value	184,693	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,932 / 2,751
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,932
Fixture/RghIn	21 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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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	300,442	109.21	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	331,160		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.85	Total Misc Impr	+	17,992			
Roofing Adj	+ 3.80	Garage Cost	+	18,106			
Subfloor Adj	+ -2.42	Total RCN	=	384,705			
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	165,423			
Plumbing Adj	+ 12.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	219,282			
Adj Base Cost	= 126.72	Lot Value	+	184,693			
Total Area	x 2,751	Indicated Value	=	403,975			
Adjusted Cost	= 348,607	Value Per SqFt		146.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,282		
Lot Value	184,693		
Indicated Value	403,975	146.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	403,975	146.85	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	49677	18x6		108	29.18		3,151
PATO	SLAB PORCH - OPEN	49678	868		868	9.69		8,411
SHLT	STORM SHELTER			1	2018	1	0.00	



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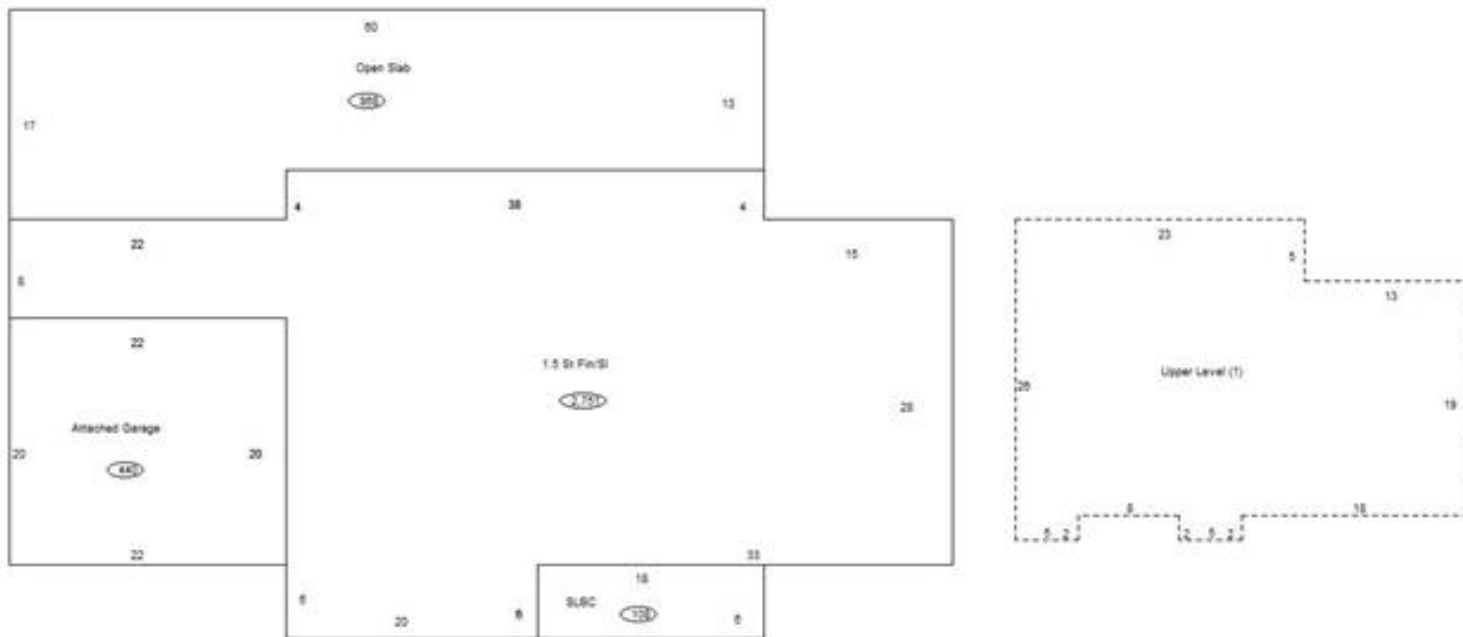
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Sketch Image

660020345



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,932	1.424	2,751
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PATO		10	Open Slab	868	1.000	868
5	U	^UL		10	Upper Level (1)	819	1.000	819
Total Building Area						1,932		2,751