



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:06:02
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Assessment Data					Primary Image																																																																																																																				
Account 660020348 Parcel ID 000000-00-0-00297-002-0050 Cadastral ID 24-21-14-02400 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 292798 KIRKLAND, JOE S & SHERRI RENEE 18504 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18504 E 96TH ST N Subdivision EASTWOOD LAKE ESTATES 2 Lot/Block 0050 / 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 Lat/Long: 36.29259726 -95.76778747																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0276	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,761.00 x 2.30 = 102,936	
Factor Value		
Adjustments	1.0000	
Lot Value	102,936	

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	2,257 / 2,257
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,257
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1979 / 32



\\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	
Adusted R	0.8445		
Indicated Value	263,871	116.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	340,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.10	Total Misc Impr	+	6,784			
Roofing Adj	+ 5.23	Garage Cost	+	19,359			
Subfloor Adj	+ -3.40	Total RCN	=	339,911			
Heat/Cool Adj	+ 14.47	Depreciation (40%)	-	135,964			
Plumbing Adj	+ 12.62	Lump Sums	+	12,278			
Basement Adj	+ 0.00	RCNLD	=	216,225			
Adj Base Cost	= 139.02	Lot Value	+	102,936			
Total Area	x 2,257	Indicated Value	=	319,161			
Adjusted Cost	= 313,768	Value Per SqFt		141.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,225		
Lot Value	102,936		
Indicated Value	319,161	141.41	Per SqFt
Agland Value			
Site Improvements	1,079		
Total Value	320,240	141.89	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	49692	4x3		12	29.49		354
WODC	WOOD DECK - COVERED	49693	180		180	45.43	6%	7,687
WODO	WOOD DECK - OPEN	49694	20x20		400	19.13	40%	4,591



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	15x12x0			180
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 180)	1,264		1,264	316	948
	LT	LEAN-TO	5x12x0			60
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 60)	175		175	44	131