



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020354 <b>Parcel ID</b> 000000-00-0-00297-005-0005 <b>Cadastral ID</b> 24-21-14-02460 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 342325 PROTHRO, JAMES A & MONICA FEAZELL  17916 E 96TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17916 E 96TH ST N <b>Subdivision</b> EASTWOOD LAKE ESTATES 2 <b>Lot/Block</b> 0005 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 24 / 21 / 14 / 5 <b>Neighborhood</b> 1136 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29257532 -95.77230058 LOT 5 BLOCK 5 EASTWOOD LAKE ESTS. 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0083 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,921.00 x 2.32 = 101,928 <b>Factor Value</b> <b>Adjustments</b> 1.4814 <b>Lot Value</b> 150,996		 <p style="text-align: right; color: orange;">08/15/2022 10:47</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,833 / 1,833
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,833
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	536 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1983 / 32

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	231,008	126.03	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	278,440		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	109.48	<b>Total Misc Impr</b>	+	7,756	
<b>Roofing Adj</b>	+ 4.79	<b>Garage Cost</b>	+	16,830	
<b>Subfloor Adj</b>	+ -2.29	<b>Total RCN</b>	=	272,554	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	-	109,022	
<b>Plumbing Adj</b>	+ 10.66	<b>Lump Sums</b>	+	4,924	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	168,456	
<b>Adj Base Cost</b>	= 135.28	<b>Lot Value</b>	+	150,996	
<b>Total Area</b>	x 1,833	<b>Indicated Value</b>	=	319,452	
<b>Adjusted Cost</b>	= 247,968	<b>Value Per SqFt</b>		174.28	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	168,456		
<b>Lot Value</b>	150,996		
<b>Indicated Value</b>	319,452	174.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	18,543		
<b>Total Value</b>	337,995	184.39	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	49721	16x4		64	26.73		1,711
PRCH	SLAB PORCH - COVERED	49722	4x4		16	26.88		430
WODO	WOOD DECK - OPEN	49723	170		170	23.56	30%	2,804
WODO	WOOD DECK - OPEN	49724	23x5		115	26.34	30%	2,120



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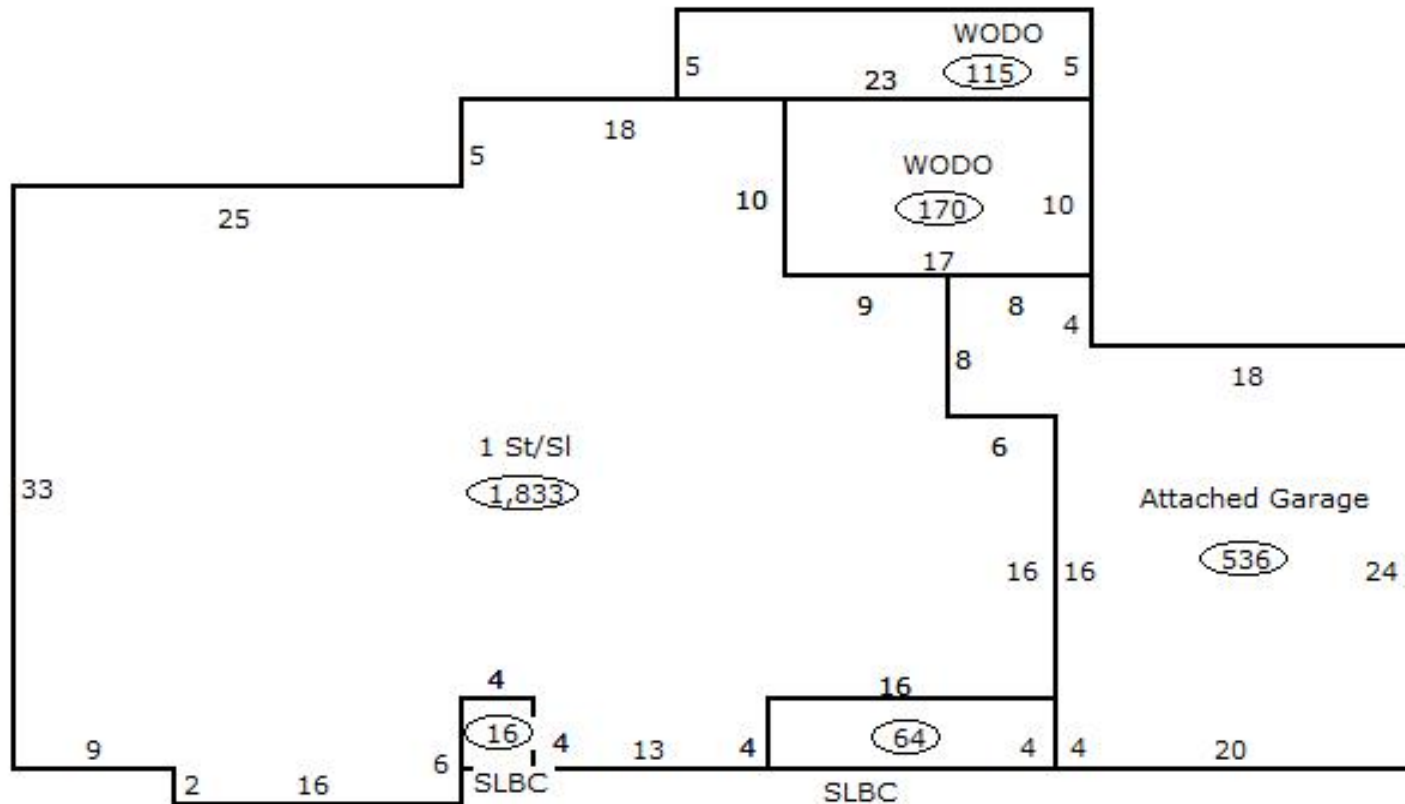
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Sketch Image

660020354



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,833	1.000	1,833
2	G	1		13	Attached Garage	536	1.000	536
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	16	1.000	16
5	M	WODO		13	WODO	170	1.000	170
6	M	WODO		13	WODO	115	1.000	115
<b>Total Building Area</b>						1,833		1,833



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	24x25x8	Concrete	Composition Shingle	600
	Qual 3	Cond 3	Year 2024	Eff Age 2		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.86 x 600)	19,116	19,116	573	18,543
	STF	STG FAIR	12x16x0			192
	Qual 2	Cond 3	Year	Eff Age 1520		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 192)	899	899	899	