



# 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> 660020356 <b>Parcel ID</b> 000000-00-0-00297-005-0007 <b>Cadastral ID</b> 24-21-14-02480 <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> 258599 ROTEN, WILLIAM C &  CAROLYN M 18016 E 96TH ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 18016 E 96TH ST N <b>Subdivision</b> EASTWOOD LAKE ESTATES 2 <b>Lot/Block</b> 0007 / 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> Lat/Long: 36.29257730 -95.77091533 LOT 7 BLOCK 5 EASTWOOD LAKE ESTS. 2					<b>Building Permits</b> <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0119	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,080.00 x 2.32 = 102,119	
Factor Value		
Adjustments	1.0000	
Lot Value	102,119	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,413 / 2,025
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,413
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

Cost Approach				Manual : 01/2025			
Base Cost	98.29	Total Misc Impr	+ 10,360				
Roofing Adj	+ 3.53	Garage Cost	+ 16,627				
Subfloor Adj	+ -1.68	Total RCN	= 274,888				
Heat/Cool Adj	+ 12.64	Depreciation ( 36%)	- 98,960				
Plumbing Adj	+ 9.64	Lump Sums	+ 6,447				
Basement Adj	+ 0.00	RCNLD	= 182,375				
Adj Base Cost	= 122.42	Lot Value	+ 102,119				
Total Area	x 2,025	Indicated Value	= 284,494				
Adjusted Cost	= 247,901	Value Per SqFt	140.49				



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,908	116.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	281,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,375		
Lot Value	102,119		
Indicated Value	284,494	140.49	Per SqFt
Agland Value			
Site Improvements	6,000		
Total Value	290,494	143.45	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	49731	18x10		180	26.36		4,745
WODC	WOOD DECK - COVERED	49732	25x6		150	42.98		6,447



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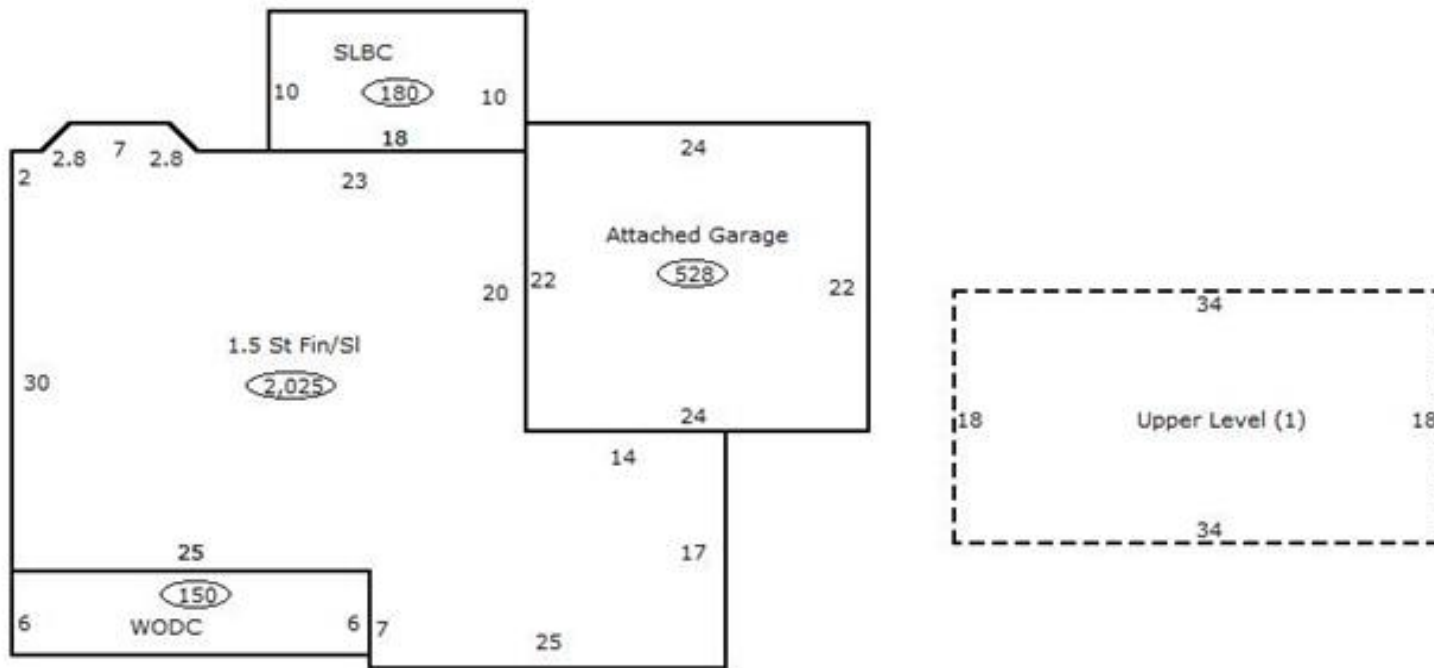
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### Sketch Image

660020356



### 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/Sl	1,413	1.433	2,025
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	180	1.000	180
4	M	WODC		13	WODC	150	1.000	150
5	U	^UL		13	Upper Level (1)	612	1.000	612
<b>Total Building Area</b>						1,413		2,025



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x25x0			625
	Qual 2	Cond 3	Year 1999	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (16.00 x 625)		10,000	10,000	4,000	6,000	