



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:22:29
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Assessment Data					Primary Image																																																																																																																				
Account 660020357 Parcel ID 000000-00-0-00297-005-0008 Cadastral ID 24-21-14-02490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 128484 MAYES, JOHN CLARK SR & JOAN-TRUSTEES PO BOX 1236 OWASSO OK 74055-1236 Parcel Location Situs 18106 E 96TH ST N Subdivision EASTWOOD LAKE ESTATES 2 Lot/Block 0008 / 0005 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: 36.29256423 -95.77018079																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9947	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,331.00 x 2.33 = 100,961	
Factor Value		
Adjustments	1.0000	
Lot Value	100,961	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



\\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	
Adjusted R	0.8445		
Indicated Value	259,544	155.23	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	255,170 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.92	Total Misc Impr	+ 12,934				
Roofing Adj	+ 4.42	Garage Cost	+ 13,373				
Subfloor Adj	+ -1.15	Total RCN	= 247,145				
Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 106,272				
Plumbing Adj	+ 8.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 140,873				
Adj Base Cost	= 132.08	Lot Value	+ 100,961				
Total Area	x 1,672	Indicated Value	= 241,834				
Adjusted Cost	= 220,838	Value Per SqFt	144.64				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,873		
Lot Value	100,961		
Indicated Value	241,834	144.64	Per SqFt
Agland Value			
Site Improvements	85,069		
Total Value	326,903	195.52	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	49736	49x5		245	23.42		5,738
PATO	SLAB PORCH - OPEN	49737	24x9		216	9.72		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x50x0		Formed Metal	2,500
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (33.24 x 2,500)		83,100	83,100	2,493	80,607
	LNT0	Lean To - Attached	12x50x0			600
	Qual	3	Cond 3	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (8.45 x 600)		5,070	5,070	608	4,462
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562	562	562	