



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:37
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660020363 Parcel ID 000000-00-0-00297-005-0014 Cadastral ID 24-21-14-02550 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 346647 LONGSINGER, ADRIANNE & JACOB 18005 E 95TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18005 95TH ST Subdivision EASTWOOD LAKE ESTATES 2 Lot/Block 0014 / 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 Lot/Long: 36.29200180 -95.77152031																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0282 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,790.00 x 2.30 = 102,971 Factor Value Adjustments 1.5101 Lot Value 155,497		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,714 / 3,370
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,714
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	449,364	133.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	351,150		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	274,365		
Lot Value	155,497		
Indicated Value	429,862	127.56	Per SqFt
Agland Value			
Site Improvements	8,198		
Total Value	438,060	129.99	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.57	Total Misc Impr	+ 17,360				
Roofing Adj	+ 3.40	Garage Cost	+ 25,221				
Subfloor Adj	+ -2.46	Total RCN	= 473,503				
Heat/Cool Adj	+ 17.38	Depreciation (43%)	- 203,606				
Plumbing Adj	+ 7.98	Lump Sums	+ 4,468				
Basement Adj	+ 0.00	RCNLD	= 274,365				
Adj Base Cost	= 127.87	Lot Value	+ 155,497				
Total Area	x 3,370	Indicated Value	= 429,862				
Adjusted Cost	= 430,922	Value Per SqFt	127.56				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18	7,721
PRCH	SLAB PORCH - COVERED	49764	11x4		44	36.52	1,607
PRCH	SLAB PORCH - COVERED	49765	226		226	35.54	8,032
BALW	BALCONY - WOOD	49766	12x10		120	37.23	4,468



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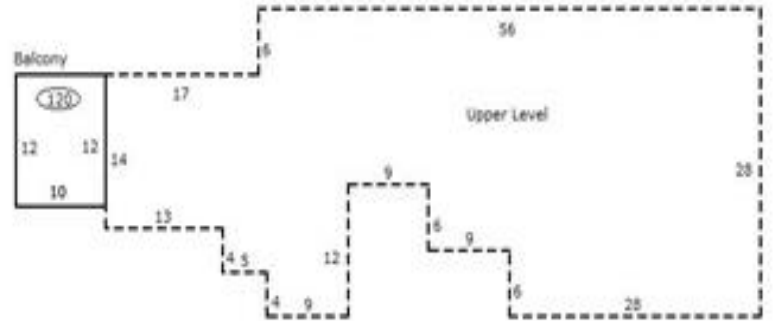
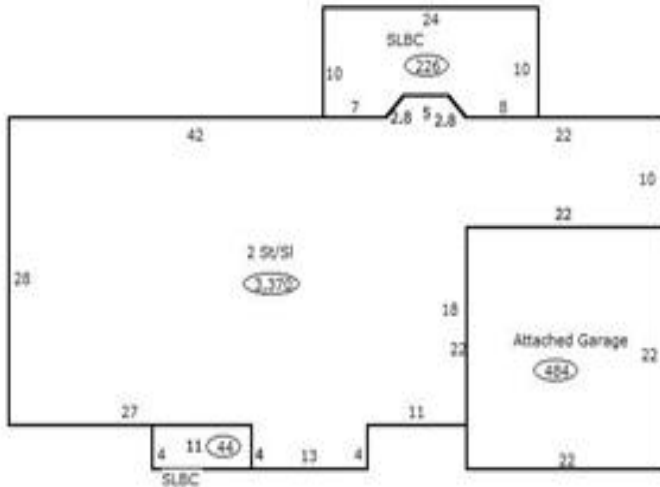
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,714	1.966	3,370
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	44	1.000	44
4	M	PRCH		13	SLBC	226	1.000	226
5	M	BALW		13	Balcony	120	1.000	120
6	U	^UL	Overhang	13	Upper Level	1,656	1.000	1,656
Total Building Area						1,714		3,370



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	15x24x0			360
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (32.53 x 360)	11,711	11,711	3,513	8,198