



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:58
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Assessment Data					Primary Image																																																																																																																				
Account 660020371 Parcel ID 000000-00-0-00300-001-0003 Cadastral ID 24-21-14-02630 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 119234 FREELAND, CHARLES J III TRUST 9402 N 182 AVE OWASSO OK 74055-0000 Parcel Location Situs 09402 N 182ND E AVE Subdivision EASTWOOD LAKE ESTATES 3 Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4539	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	63,330.00 x 1.98 = 125,219	
Factor Value		
Adjustments	1.0000	
Lot Value	125,219	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,157 / 2,107
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,157
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

Cost Approach				Manual : 01/2025			
Base Cost	93.05	Total Misc Impr	+ 19,245				
Roofing Adj	+ 2.91	Garage Cost	+ 14,498				
Subfloor Adj	+ -1.36	Total RCN	= 279,230				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 120,069				
Plumbing Adj	+ 9.27	Lump Sums	+ 6,220				
Basement Adj	+ 0.00	RCNLD	= 165,381				
Adj Base Cost	= 116.51	Lot Value	+ 125,219				
Total Area	x 2,107	Indicated Value	= 290,600				
Adjusted Cost	= 245,487	Value Per SqFt	137.92				



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	221,160	104.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	275,400		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,381		
Lot Value	125,219		
Indicated Value	290,600	137.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	290,600	137.92	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
WODO	WOOD DECK - OPEN	49813	612		612	16.94	40%	6,220
PRCH	SLAB PORCH - COVERED	49814	9x7		63	26.73		1,684
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	49815	20x12		240	28.94		6,946
SUN	Sunroom	49816	20x10		200	25.00		5,000



Rogers

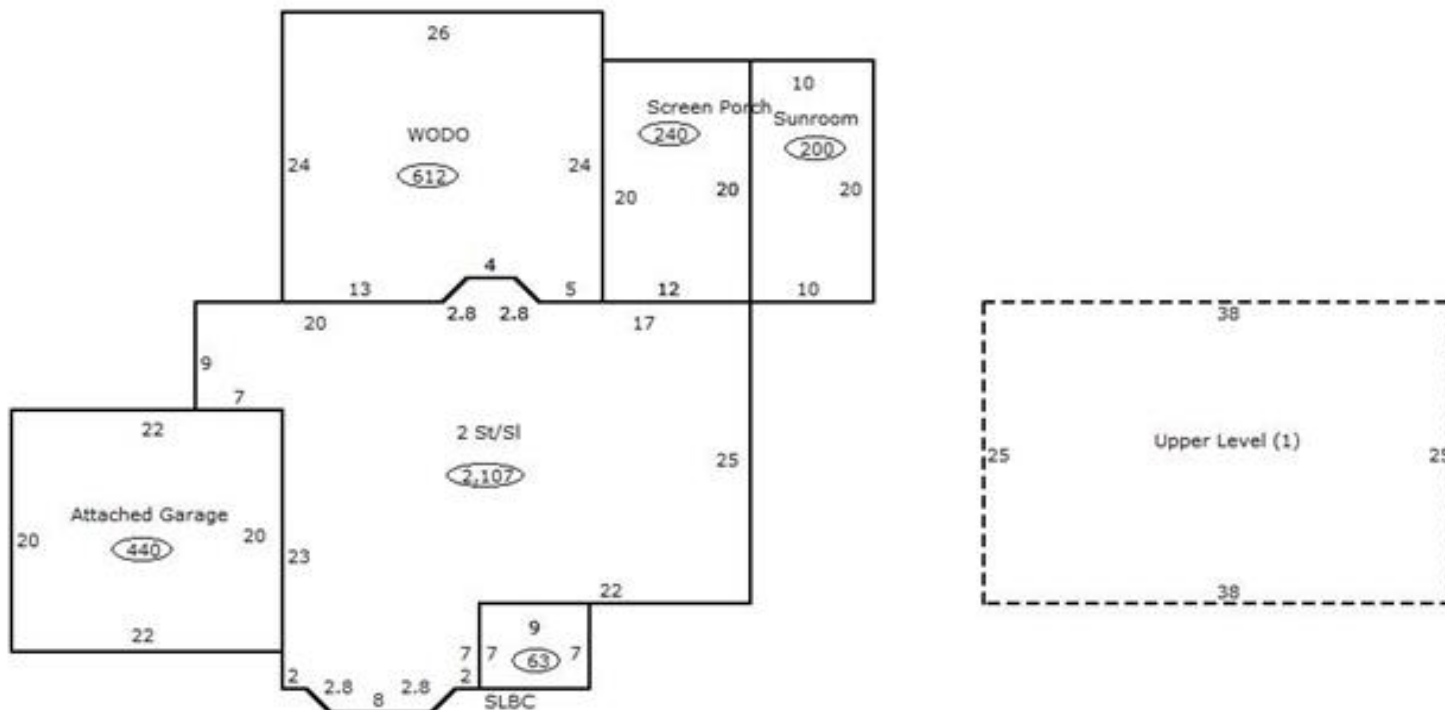
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Sketch Image

660020371



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,157	1.821	2,107
2	G	1		13	Attached Garage	440	1.000	440
3	M	WODO		13	WODO	612	1.000	612
4	M	PRCH		13	SLBC	63	1.000	63
5	M	EPKS		13	Screen Porch	240	1.000	240
6	M	SUN		13	Sunroom	200	1.000	200
7	U	^UL		13	Upper Level (1)	950	1.000	950
Total Building Area						1,157		2,107