



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:03:38
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Assessment Data					Primary Image																																																																																																																				
Account 660020389 Parcel ID 000000-00-0-00300-003-0003 Cadastral ID 24-21-14-02810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 205974 NEWCOMB, BILL J JR & JACQUELINE D JACQUELINE D PO BOX 1411 OWASSO OK 74055-0000 Parcel Location Situs 09213 N 182ND E AVE Subdivision EASTWOOD LAKE ESTATES 3 Lot/Block 0003 / 0003 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: 36.28757509 -95.76846254																																																																																																																									
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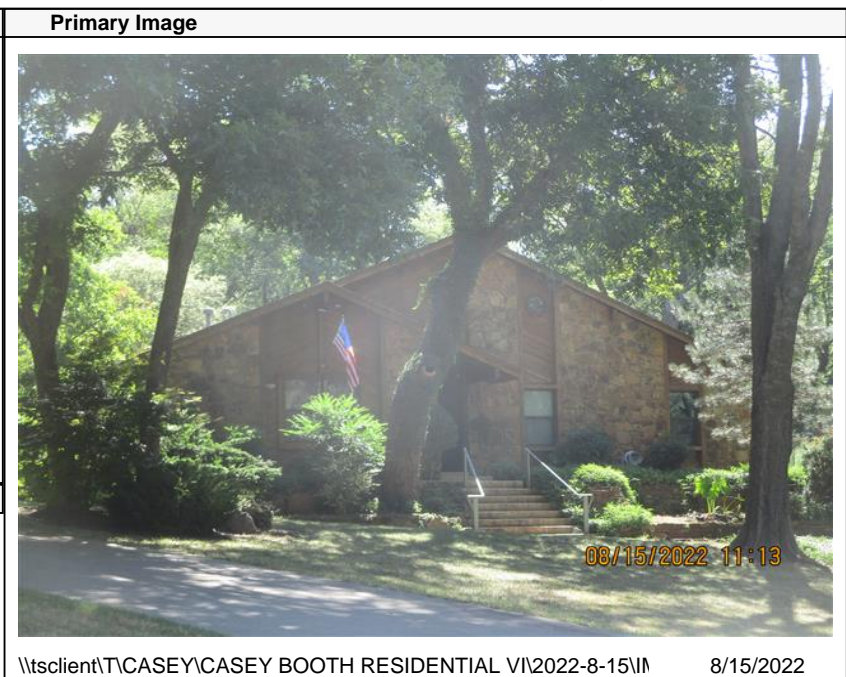
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Lot Data		Square-Foot - NBHD 1136 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0751	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	46,831.00 x 2.25 = 105,420	
Factor Value		
Adjustments	1.0000	
Lot Value	105,420	



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,754 / 1,754
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,754
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	213,397 121.66 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	285,240 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	159,280
Lot Value	105,420
Indicated Value	264,700 150.91 Per SqFt
Agland Value	
Site Improvements	5,472
Total Value	270,172 154.03 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.23	Total Misc Impr	+ 6,954
Roofing Adj	+ 4.83	Garage Cost	+ 17,686
Subfloor Adj	+ -2.31	Total RCN	= 274,620
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 115,340
Plumbing Adj	+ 11.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,280
Adj Base Cost	= 142.52	Lot Value	+ 105,420
Total Area	x 1,754	Indicated Value	= 264,700
Adjusted Cost	= 249,980	Value Per SqFt	150.91

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	49917	10x5		50	26.77		1,339



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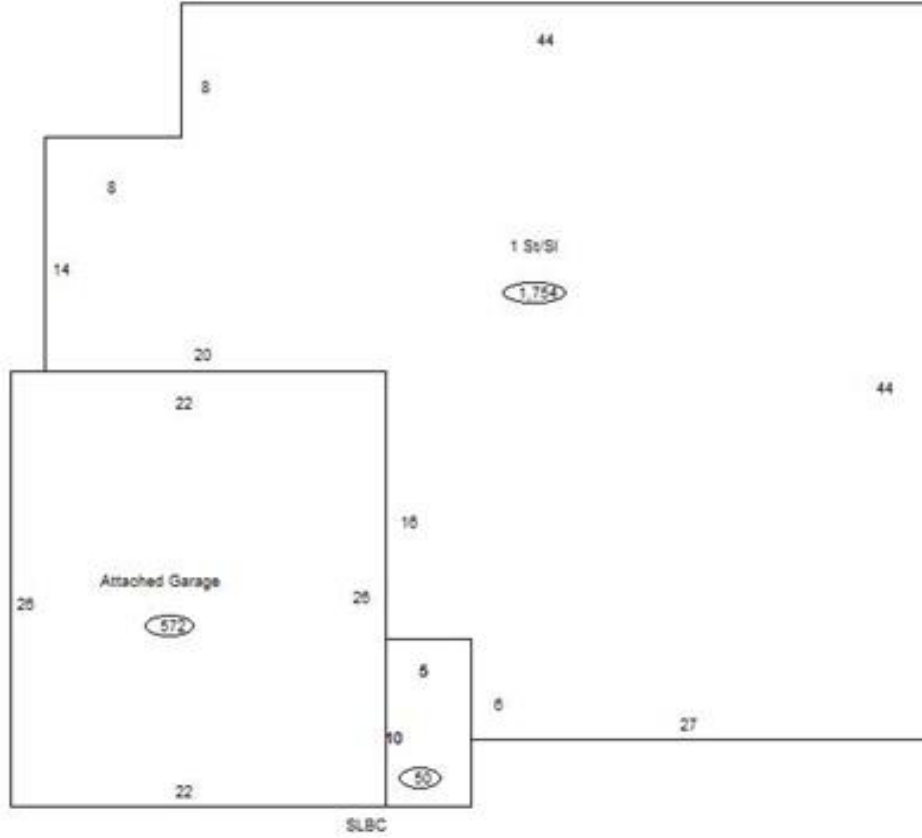
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Sketch Image

660020389



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,754	1.000	1,754
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	50	1.000	50
Total Building Area						1,754		1,754



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x15x0			360
	Qual 2	Cond 3	Year 2014	Eff Age 9		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 360)	5,760	5,760	288	5,472