



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:23:15  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020395 <b>Parcel ID</b> 000000-00-0-00300-004-0002 <b>Cadastral ID</b> 24-21-14-02870 <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> 343612 FERNANDEZ, GEORGE L & DIANE M  17812 E 94TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09312 N 182ND E AVE <b>Subdivision</b> EASTWOOD LAKE ESTATES 3 <b>Lot/Block</b> 0002 / 0004 Parcel Size 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: 36.28841165 -95.76960749 LOT 2 BLOCK 4 EASTWOOD LAKE ESTS. 3																																																																																																																									
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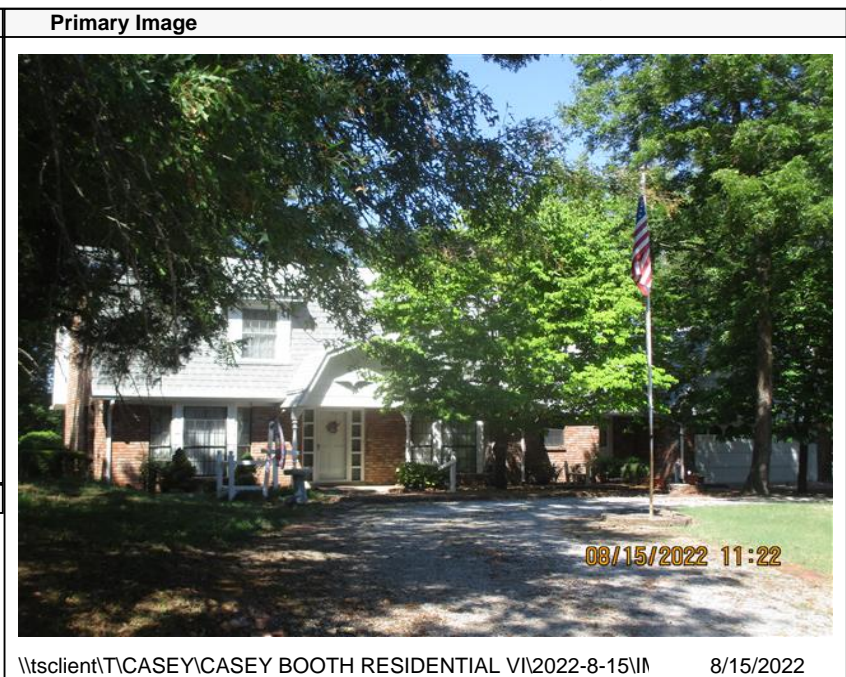
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Date 04/16/2026  
Time 22:23:15  
Page 2

Lot Data		Square-Foot - NBHD 1136 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0299	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	44,861.00 x 2.30 = 103,056	
Factor Value		
Adjustments	1.0000	
Lot Value	103,056	



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

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	4 - Good
Architecture	
Style	85% 1 1/2 Story Finished 15% 1 1/2 Story Unfinish
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,799 / 3,071
Style	85% 1 1/2 Story Finished - 15% 1 1/2 Story Unfinis
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,351
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 39

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	395,631 128.83 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	347,980 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	239,684
Lot Value	103,056
Indicated Value	342,740 111.61 Per SqFt
Agland Value	
Site Improvements	10,500
Total Value	353,240 115.02 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.12	Total Misc Impr	+ 18,517
Roofing Adj	+ 3.64	Garage Cost	+ 28,601
Subfloor Adj	+ -2.08	Total RCN	= 443,860
Heat/Cool Adj	+ 16.31	Depreciation ( 46%)	- 204,176
Plumbing Adj	+ 8.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 239,684
Adj Base Cost	= 129.19	Lot Value	+ 103,056
Total Area	x 3,071	Indicated Value	= 342,740
Adjusted Cost	= 396,742	Value Per SqFt	111.61

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	49951	9x5		45	33.05		1,487
PRCH	SLAB PORCH - COVERED	49952	20x10		200	32.25		6,450
PATO	SLAB PORCH - OPEN	49953	20x15		300	11.12		3,336



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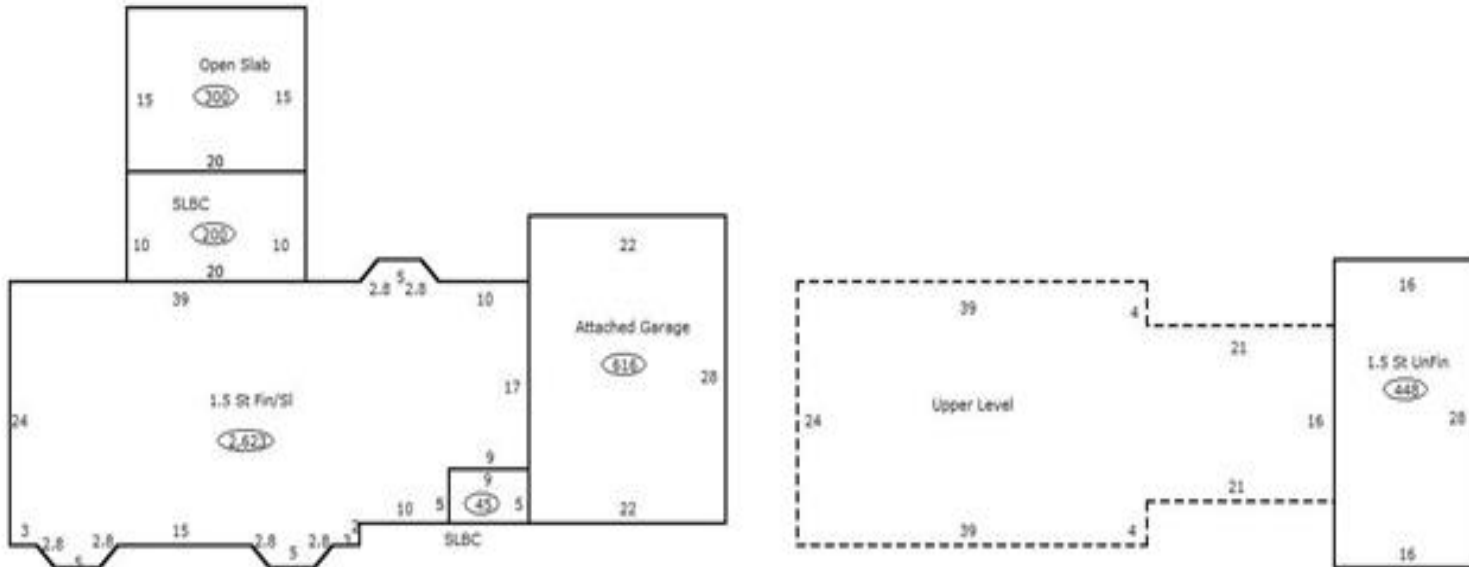
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 Time 22:23:15  
 Page 3

### Sketch Image

660020395



### 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	1,351	1.942	2,623
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PRCH		13	SLBC	200	1.000	200
5	M	PATO		13	Open Slab	300	1.000	300
6	R	6		13	1.5 St UnFin	448	1.000	448
7	U	^UL	Overhang	13	Upper Level	1,272	1.000	1,272
<b>Total Building Area</b>						<b>1,799</b>		<b>3,071</b>



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Date 04/16/2026  
Time 22:23:15  
Page 4

660020395

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	19,500	10,500