



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:23:17  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020397 <b>Parcel ID</b> 000000-00-0-00300-004-0004 <b>Cadastral ID</b> 24-21-14-02890 <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> 347487 SANCHEZ, BRIAN & NICKOL  9202 N 182ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09202 N 182ND E AVE <b>Subdivision</b> EASTWOOD LAKE ESTATES 3 <b>Lot/Block</b> 0004 / 0004 <b>Parcel Size</b> 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> Lot/Long: 36.28757837 -95.76952886 LOT 4 BLOCK 4 EASTWOOD LAKE ESTS. 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0556	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,981.00 x 2.27 = 104,400	
Factor Value		
Adjustments	2.4741	
Lot Value	258,296	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,944 / 2,828
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,944
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	KRM -
Year/Eff Age	1983 / 26

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022	
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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	404,831	143.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	340,690		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.56	Total Misc Impr	+	14,093			
Roofing Adj	+ 4.47	Garage Cost	+	26,042			
Subfloor Adj	+ -3.20	Total RCN	=	415,411			
Heat/Cool Adj	+ 17.38	Depreciation ( 32%)	-	132,932			
Plumbing Adj	+ 9.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	282,479			
Adj Base Cost	= 132.70	Lot Value	+	258,296			
Total Area	x 2,828	Indicated Value	=	540,775			
Adjusted Cost	= 375,276	Value Per SqFt		191.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	282,479		
Lot Value	258,296		
Indicated Value	540,775	191.22	Per SqFt
Agland Value			
Site Improvements	17,886		
Total Value	558,661	197.55	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	49965	14x6		84	36.36		3,054
PATO	SLAB PORCH - OPEN	49966	22x12		264	12.57		3,318



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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	1,944	1.455	2,828
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	264	1.000	264
5	U	^UL	Overhang	13	Upper Level	884	1.000	884
<b>Total Building Area</b>						1,944		2,828



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	30x12x0	Base		360
	Qual 4	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (58.45 x 360)	21,042	21,042	3,156	17,886