



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020402 <b>Parcel ID</b> 000000-00-0-00303-001-0004 <b>Cadastral ID</b> 24-21-14-02940 <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> 335520 EDWARDS, CAMERON WADE & MINDY  9002 N 182ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09002 N 182ND E AVE <b>Subdivision</b> EASTWOOD LAKE ESTATES 4 <b>Lot/Block</b> 0004 / 0001 <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: 36.28474084 -95.76920267 LOT 4 BLOCK 1 EASTWOOD LAKE ESTS. 4																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0052 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,786.00 x 2.32 = 101,766 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 101,766		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,568 / 2,503
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,568
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	441 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32



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

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	96.65	<b>Total Misc Impr</b>	+ 10,894
<b>Roofing Adj</b>	+ 3.54	<b>Garage Cost</b>	+ 18,134
<b>Subfloor Adj</b>	+ -2.26	<b>Total RCN</b>	= 332,717
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 40%)</b>	- 133,087
<b>Plumbing Adj</b>	+ 8.93	<b>Lump Sums</b>	+ 10,587
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 210,217
<b>Adj Base Cost</b>	= 121.33	<b>Lot Value</b>	+ 101,766
<b>Total Area</b>	x 2,503	<b>Indicated Value</b>	= 311,983
<b>Adjusted Cost</b>	= 303,689	<b>Value Per SqFt</b>	124.64

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	286,174	114.33	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	302,950 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	210,217		
<b>Lot Value</b>	101,766		
<b>Indicated Value</b>	311,983	124.64	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,179		
<b>Total Value</b>	313,162	125.11	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	49991	22x7		154	28.99		4,464
WODO	WOOD DECK - OPEN	49992	59x10		590	19.09	6%	10,587



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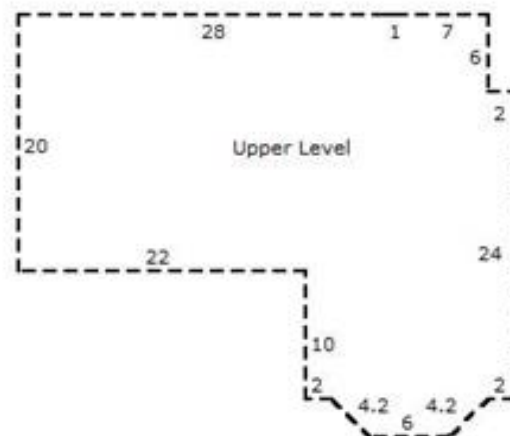
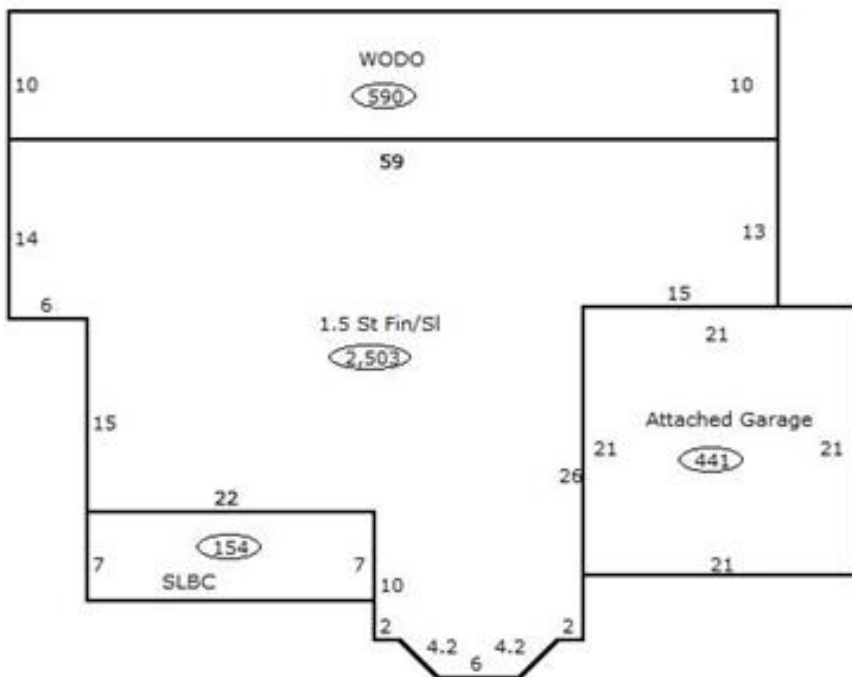
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### Sketch Image

660020402



### 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	1,568	1.596	2,503
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	154	1.000	154
4	M	WODO		13	WODO	590	1.000	590
5	U	^UL		13	Upper Level	935	1.000	935
<b>Total Building Area</b>						1,568		2,503



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	15x12x0			180
	Qual 4	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (9.36 x 180)		1,685		1,685	506	1,179