



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:38:31
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Assessment Data					Primary Image																																																																																																																				
Account 660020428 Parcel ID 000000-00-0-00306-002-0001 Cadastral ID 24-21-14-03200 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 348339 RICHARDSON, STEPHEN & SHERRY LIVING TRUST 17704 E 92ND ST N OWASSO OK 74055-0000 Parcel Location Situs 17704 E 92ND ST N Subdivision EASTWOOD LAKE ESTATES 5 Lot/Block 0001 / 0002 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: 36.28624841 -95.77612946																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0427	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,419.00 x 2.28 = 103,726	
Factor Value		
Adjustments	1.0072	
Lot Value	104,473	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,650 / 2,650
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,650
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	684 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	325,528	122.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	354,990		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.68	Total Misc Impr	+	28,860			
Roofing Adj	+ 5.12	Garage Cost	+	25,650			
Subfloor Adj	+ -3.32	Total RCN	=	405,344			
Heat/Cool Adj	+ 14.47	Depreciation (34%)	-	137,817			
Plumbing Adj	+ 8.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	267,527			
Adj Base Cost	= 132.39	Lot Value	+	104,473			
Total Area	x 2,650	Indicated Value	=	372,000			
Adjusted Cost	= 350,834	Value Per SqFt		140.38			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	267,527		
Lot Value	104,473		
Indicated Value	372,000	140.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	372,000	140.38	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
EPSW	ENCLOSED PORCH - SOLID WALL	50140		252	252	75.28		18,971
PATO	SLAB PORCH - OPEN	50141	18x8		144	12.47		1,796
PATO	SLAB PORCH - OPEN	50142	132		132	12.60		1,663



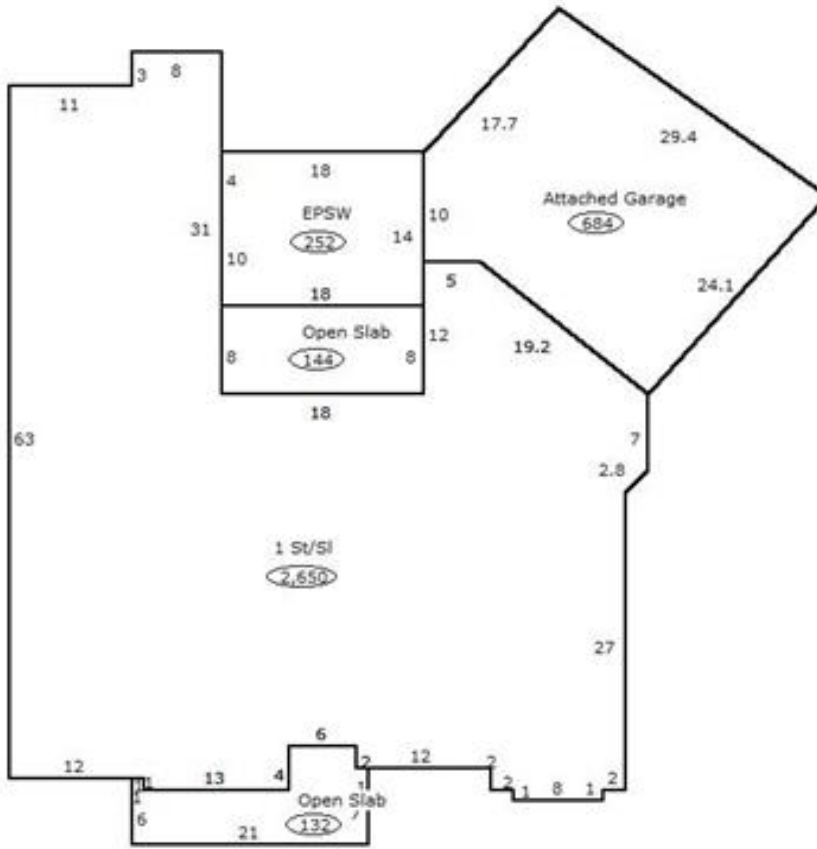
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Sketch Image

660020428



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,650	1.000	2,650
2	G	1		13	Attached Garage	684	1.000	684
3	M	EPSW		13	EPSW	252	1.000	252
4	M	PATO		13	Open Slab	144	1.000	144
5	M	PATO		13	Open Slab	132	1.000	132
Total Building Area						2,650		2,650