



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 22:38:43
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Assessment Data					Primary Image																																																																																																																				
Account 660020441 Parcel ID 000000-00-0-00306-002-0014 Cadastral ID 24-21-14-03330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 347383 CARLSON, CHRIS EVANS & TARALYN RACHELL 17813 E 92ND ST N OWASSO OK 74055-0000 Parcel Location Situs 17813 E 92ND ST N Subdivision EASTWOOD LAKE ESTATES 5 Lot/Block 0014 / 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: 36.28712361 -95.77376881																																																																																																																									
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Lot Data	Square-Foot - NBHD 1136 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0057	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,809.00 x 2.32 = 101,794	
Factor Value		
Adjustments	1.3364	
Lot Value	136,038	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,349 / 2,349
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,349
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 25

Cost Approach				Manual : 01/2025			
Base Cost	109.57	Total Misc Impr	+ 20,226				
Roofing Adj	+ 5.21	Garage Cost	+ 0				
Subfloor Adj	+ -3.40	Total RCN	= 333,606				
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 103,418				
Plumbing Adj	+ 7.56	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 230,188				
Adj Base Cost	= 133.41	Lot Value	+ 136,038				
Total Area	x 2,349	Indicated Value	= 366,226				
Adjusted Cost	= 313,380	Value Per SqFt	155.91				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	276,262	117.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	324,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,188		
Lot Value	136,038		
Indicated Value	366,226	155.91	Per SqFt
Agland Value			
Site Improvements	38,780		
Total Value	405,006	172.42	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	50206	462		462	27.95		12,913
PRCH	SLAB PORCH - COVERED	50207	6x5		30	29.44		883



Rogers

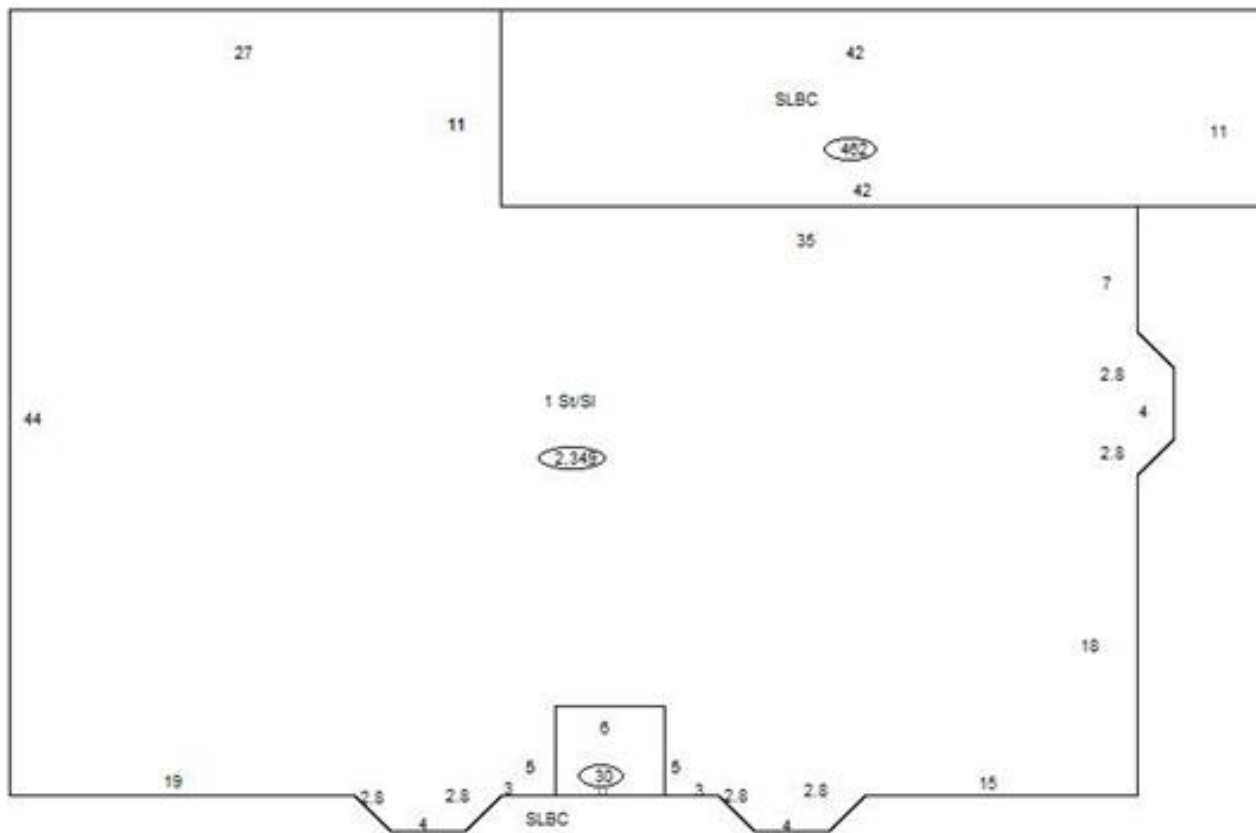
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,349	1.000	2,349
2	M	PRCH		10	SLBC	462	1.000	462
3	M	PRCH		10	SLBC	30	1.000	30
Total Building Area						2,349		2,349



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	30x16x0	Reinforced-Concrete		480	
	Qual	5	Cond 3	Year 1986	Eff Age 30		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (61.21 x 480)		29,381		29,381	13,221	16,160
	GRDT	GARAGE - DETACHED	35x25x0			875	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 875)		23,835		23,835	3,575	20,260
	GF	GAZEBO FAIR	15x15x0			1	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950		2,950	590	2,360