



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660020684													
Parcel ID	23N16E-24-1-00000-000-0000													
Cadastral ID	24-23-16-00800													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	26794													
OSTEN, DARRELL L & PHYLLIS L														
TRUSTEES														
10110 S 4190 RD CLAREMORE OK 74017-2982														
Parcel Location														
Situs	10110 S 4190 RD													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	24 / 23 / 16 / 1													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.46466546 -95.54439898														
N2 SE NE NE														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	0	Land Value	802	802	11%	88	Assessed	12,889	1,310.30					
Year Frozen	0	Improvements	128,876	116,368		12,801	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	129,678	117,170		12,889	Total Taxable	11,889	1,222.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020684	OSTEN, DARRELL L & PHYLLIS L	70	126,025	1000	11,513	1,184.00							
2024	2024-660020684	OSTEN, DARRELL L & PHYLLIS L	70	123,403	1000	11,149	1,175.00							
2023	2023-660020684	OSTEN, DARRELL L & PHYLLIS L	70	107,655	1000	10,795	1,139.00							
2022	2022-660020684	OSTEN, DARRELL L & PHYLLIS L	70	104,106	1000	10,451	1,108.00							
2021	2021-660020684	OSTEN, DARRELL L & PHYLLIS L	70	113,301	1000	11,463	1,183.00							
2020	2020-660020684	OSTEN, DARRELL L & PHYLLIS L	70	114,109	1000	11,113	1,193.00							
2019	2019-660020684	OSTEN, DARRELL L & PHYLLIS L	70	109,455	1000	10,760	1,160.00							
2018	2018-660020684	OSTEN, DARRELL L & PHYLLIS L	70	117,058	1000	10,417	1,102.00							
2017	2017-660020684	OSTEN, DARRELL L & PHYLLIS L	70	115,484	1000	10,085	1,071.00							
2016	2016-660020684	OSTEN, DARRELL L & PHYLLIS L	70	111,918	1000	9,762	1,073.00							
2015	2015-660020684	OSTEN, DARRELL L & PHYLLIS L	70	111,815	1000	9,449	1,030.00							
2014	2014-660020684	OSTEN, DARRELL L & PHYLLIS L	70	114,389	1000	9,144	983.00							
2013	2013-660020684	OSTEN, DARRELL L & PHYLLIS L	70	110,605	1000	8,849	930.00							



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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,800 / 1,800
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,800
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1970 / 42

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

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	85.54	<b>Total Misc Impr</b>	+ 20,522				
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -1.07	<b>Total RCN</b>	= 211,448				
<b>Heat/Cool Adj</b>	+ 11.24	<b>Depreciation ( 50%)</b>	- 105,724				
<b>Plumbing Adj</b>	+ 5.68	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 105,724				
<b>Adj Base Cost</b>	= 106.07	<b>Lot Value</b>	+ 0				
<b>Total Area</b>	x 1,800	<b>Indicated Value</b>	= 105,724				
<b>Adjusted Cost</b>	= 190,926	<b>Value Per SqFt</b>	58.74				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	105,724		
<b>Lot Value</b>			
<b>Indicated Value</b>	105,724	58.74	Per SqFt
<b>Agland Value</b>	802		
<b>Site Improvements</b>	23,152		
<b>Total Value</b>	129,678	72.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	50719	18x10		180	23.17		4,171
PRCH	SLAB PORCH - COVERED	50720	342		342	22.71		7,767
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	50721	19x18		342	25.10		8,584



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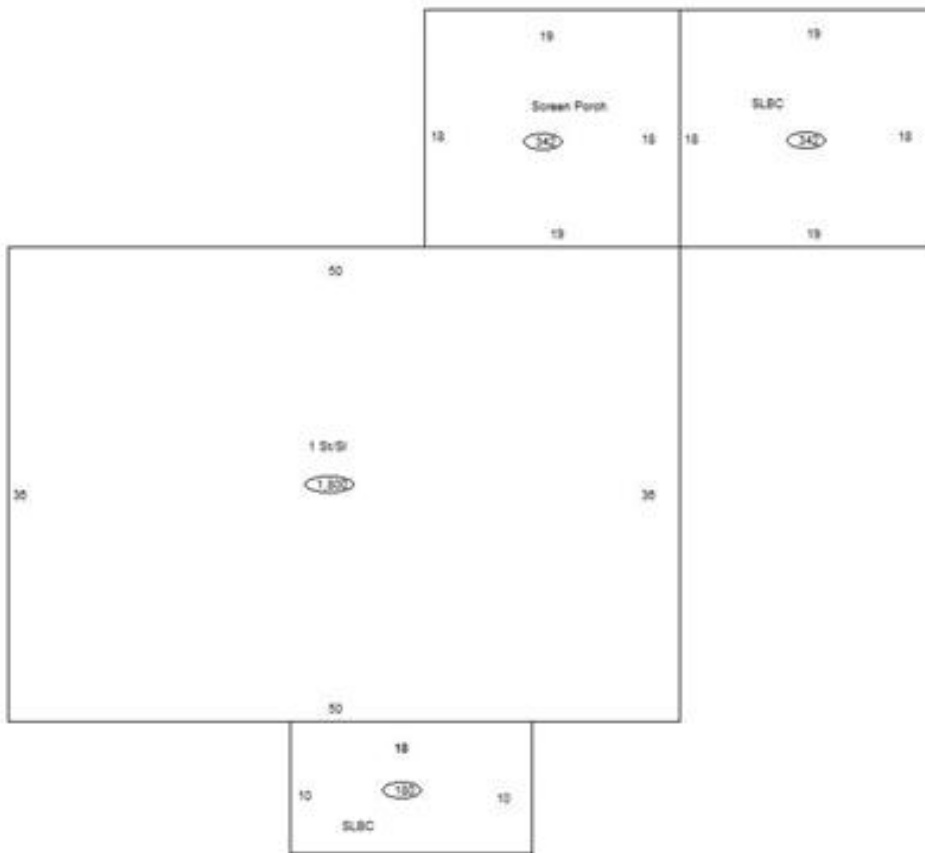
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### Sketch Image

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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	1,800	1.000	1,800
2	M	PRCH		10	SLBC	180	1.000	180
3	M	PRCH		10	SLBC	342	1.000	342
4	M	EPKS		10	Screen Porch	342	1.000	342
<b>Total Building Area</b>						<b>1,800</b>		<b>1,800</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	25x30x10	Concrete	Formed Metal	750
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.31 x 750)		12,983	12,983	1,947	11,036
	CPDT	Carport - Detached	32x24x0	Gravel	Formed Metal	768
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.42 x 768)		5,699	5,699	2,963	2,736
	EQSH	Equipment Shed	48x20x8	Dirt	Formed Metal	960
	Qual	2	Cond 2	Year 2010	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.42 x 960)		13,843	13,843	5,122	8,721
	SHDS	Shed - Small	12x14x8	Dirt	Formed Metal	168
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.53 x 168)		2,273	2,273	1,614	659



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	1.000	72	72	72	72
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	4.000	182	182	730	730
<b>NTV PST Totals</b>						5.000			802	802
<b>Total Agland</b>						5.000			802	802