



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:11:11  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020930 <b>Parcel ID</b> 21N14E-25-3-00000-000-0000 <b>Cadastral ID</b> 25-21-14-01200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 140664 REYNOLDS, JOHN L &  ANN 18313 E 76TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18313 E 76TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 25 / 21 / 14 / 3 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/11/2022 12:50</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/12/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.26580114 -95.76879302																																																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	5.1051	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	222,380.00 x .37 = 81,960	
Factor Value		
Adjustments	1.0000	
Lot Value	81,960	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,786 / 1,786
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/12/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	186,664	104.52	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	110.06	Total Misc Impr	+	10,189			
Roofing Adj	+ 4.81	Garage Cost	+	13,584			
Subfloor Adj	+ 0.00	Total RCN	=	263,008			
Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	-	123,614			
Plumbing Adj	+ 6.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	139,394			
Adj Base Cost	= 133.95	Lot Value	+	81,960			
Total Area	x 1,786	Indicated Value	=	221,354			
Adjusted Cost	= 239,235	Value Per SqFt		123.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,394		
Lot Value	81,960		
Indicated Value	221,354	123.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,354	123.94	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	51143	12x6		72	26.70		1,922
PATO	SLAB PORCH - OPEN	51144	298		298	8.90		2,652

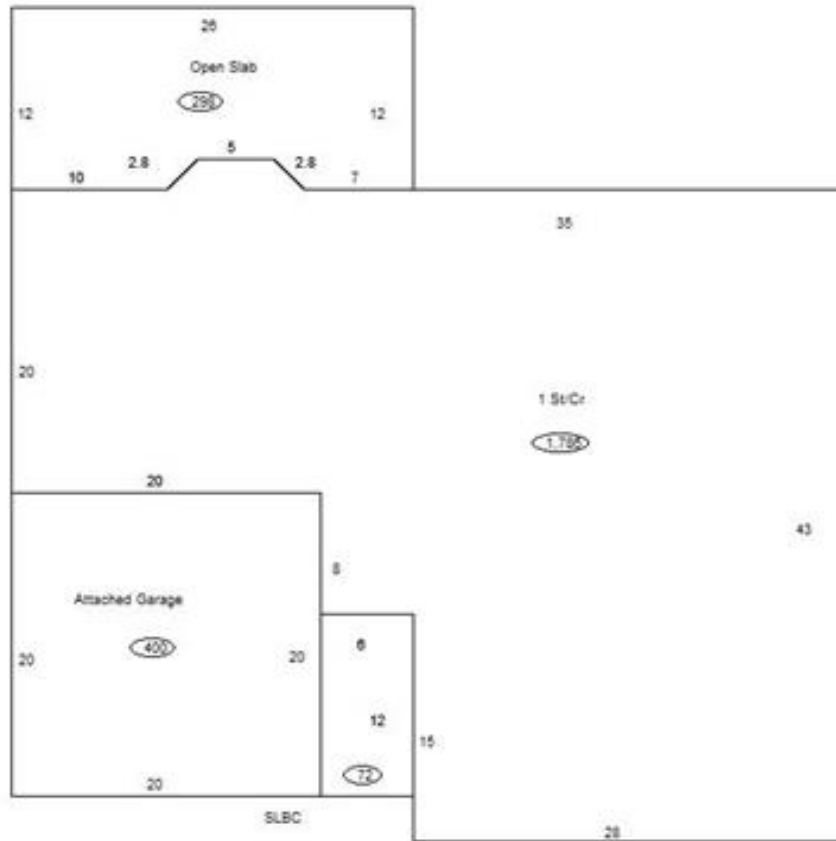


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,786	1.000	1,786
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PATO		10	Open Slab	298	1.000	298
<b>Total Building Area</b>						<b>1,786</b>		<b>1,786</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	50x50x0			2,500
	Qual	1	Cond 1	Year	Eff Age 2836	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.97 x 2,500)		14,925	14,925	14,925		