



# 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> 660022184 <b>Parcel ID</b> 000000-00-0-00834-004-0011 <b>Cadastral ID</b> 26-21-14-06030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 344034 HAMMON, IAN R & DANA M  8219 N 175TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08219 N 175TH E AVE <b>Subdivision</b> TURTLE CREEK AMENDED <b>Lot/Block</b> 0011 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/8/2022</p>														
<b>Legal Description</b> Lat/Long: 36.27377810 -95.77807484																			
LOT 11 BLOCK 4 TURTLECREEK					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	ROGERS, MARVIN & KARA	03/08/2024	589,000	YES										
					1205/111	SIMMONS HOMES INC	12/02/1999	190,500	Yes										
					1176/27	PARAGON/LUCRE CORP	05/20/1999	23,000	Yes										
					1176/26	TRECO SALES INC	05/13/1999	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2025		Land Value 178,759	178,759	11%	19,663	Assessed	66,031	6,468.40										
Year Frozen	0		Improvements 421,530	421,530		46,368	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 600,289	600,289		66,031	Total Taxable	66,031	6,468.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660022184	HAMMON, IAN R & DANA M			3	589,000	0	64,790	6,347.00										
2024	2024-660022184	HAMMON, IAN R & DANA M			3	530,659	1000	43,461	4,175.00										
2023	2023-660022184	ROGERS, MARVIN & KARA			3	420,446	1000	42,167	3,951.00										
2022	2022-660022184	ROGERS, MARVIN & KARA			3	394,474	1000	40,909	4,008.00										
2021	2021-660022184	ROGERS, MARVIN & KARA			3	370,657	1000	39,689	3,840.00										
2020	2020-660022184	ROGERS, MARVIN & KARA			3	367,687	1000	38,504	3,719.00										
2019	2019-660022184	ROGERS, MARVIN & KARA			3	348,666	1000	37,353	3,611.00										
2018	2018-660022184	ROGERS, MARVIN & KARA			3	359,899	1000	37,691	3,508.00										
2017	2017-660022184	ROGERS, MARVIN & KARA			3	356,249	1000	36,564	3,439.00										
2016	2016-660022184	ROGERS, MARVIN & KARA			3	347,168	1000	35,470	3,340.00										
2015	2015-660022184	ROGERS, MARVIN & KARA			3	336,414	1000	34,408	3,263.00										
2014	2014-660022184	ROGERS, MARVIN & KARA			3	354,210	1000	33,377	3,195.00										
2013	2013-660022184	ROGERS, MARVIN & KARA			3	334,578	1000	32,376	3,033.00										



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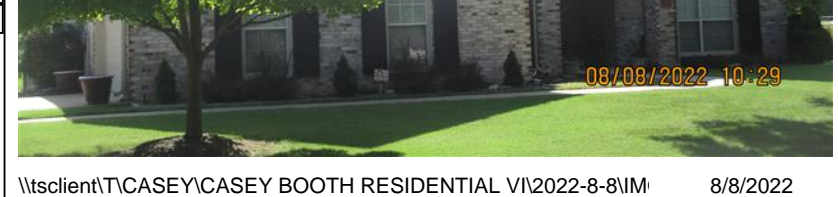
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1098	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,343.00 x 2.54 = 122,634	
Factor Value		
Adjustments	1.4577	
Lot Value	178,759	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,624 / 3,469
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,624
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	521,555	150.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	100.84	Total Misc Impr	+	26,550			
Roofing Adj	+ 3.15	Garage Cost	+	27,953			
Subfloor Adj	+ -2.27	Total RCN	=	494,511			
Heat/Cool Adj	+ 17.38	Depreciation ( 23%)	-	113,738			
Plumbing Adj	+ 7.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	380,773			
Adj Base Cost	= 126.84	Lot Value	+	178,759			
Total Area	x 3,469	Indicated Value	=	559,532			
Adjusted Cost	= 440,008	Value Per SqFt		161.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	380,773		
Lot Value	178,759		
Indicated Value	559,532	161.29	Per SqFt
Agland Value			
Site Improvements	40,757		
Total Value	600,289	173.04	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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	54303	105		105	36.27		3,808
PRCH	SLAB PORCH - COVERED	54304	48x9		432	34.77		15,021



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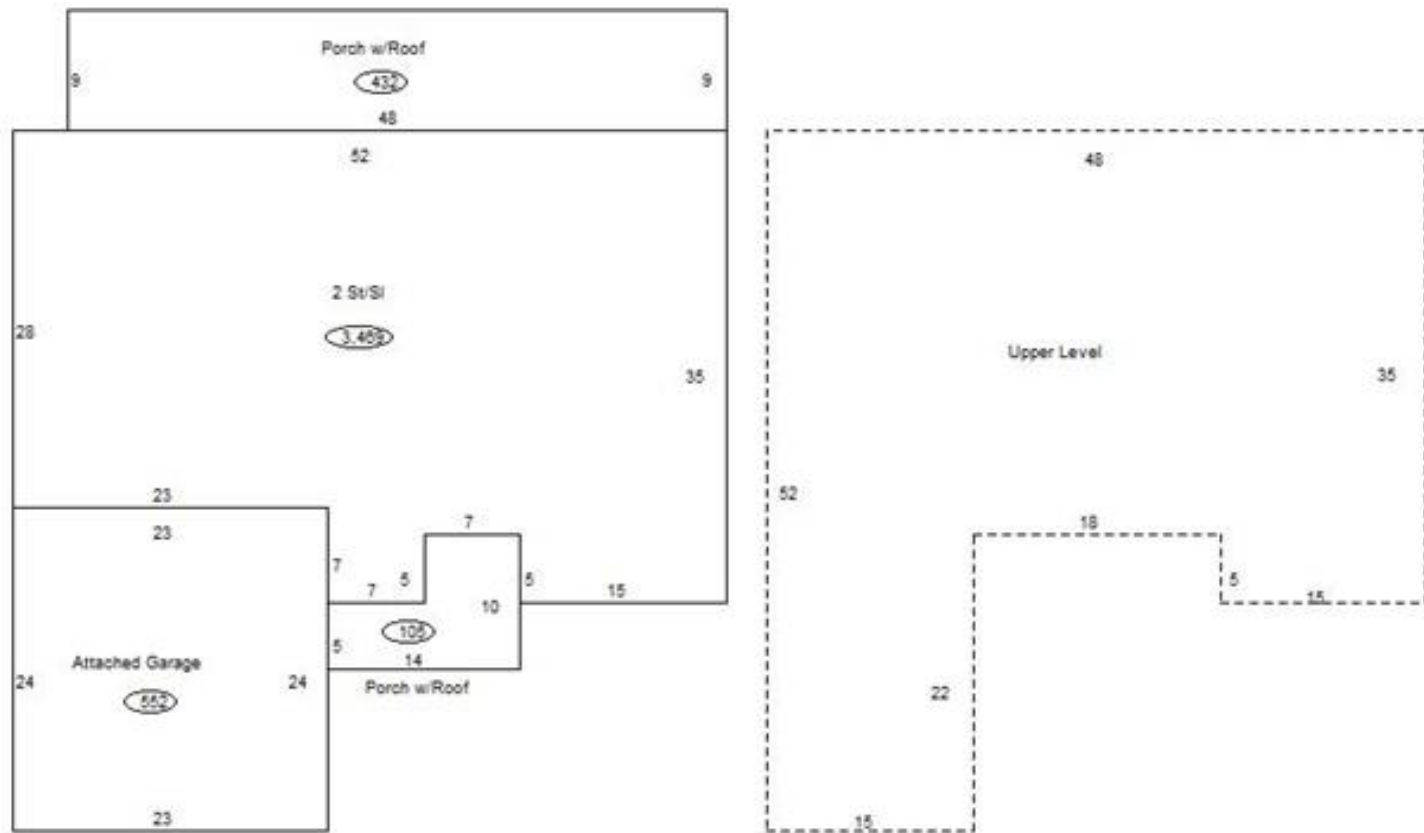
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,624	2.136	3,469
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	432	1.000	432
5	U	^UL	Overhang	13	Upper Level	1,845	1.000	1,845
<b>Total Building Area</b>						1,624		3,469



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual	4	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (35.96 x 720)		25,891		25,891	3,884	22,007
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	6,250	18,750
	STF	STG FAIR	10x16x0			160	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 160)		749		749	749	