



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 05:16:51  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022822 <b>Parcel ID</b> 000000-00-0-00186-004-0008 <b>Cadastral ID</b> 27-21-14-02430 <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> 299187 RATCLIFF, DAVID FLOYD REVOCABLE LIVING TRUST  7911 N 156TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07911 156TH E AVE <b>Subdivision</b> CORNERSTONE ADDITION 2 <b>Lot/Block</b> 0008 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26948262 -95.79927674																																																																																																																									
<b>Legal Description</b> LOT 8 BLOCK 4 CORNERSTONE ADD 2					<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																																																																																																											
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Time 05:16:51  
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9629	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,943.00 x 2.70 = 113,246	
Factor Value		
Adjustments	1.0000	
Lot Value	113,246	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,422 / 2,422
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,422
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\ 7/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	302,005	124.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	370,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.23	Total Misc Impr	+	12,931			
Roofing Adj	+ 3.40	Garage Cost	+	20,024			
Subfloor Adj	+ -2.20	Total RCN	=	331,176			
Heat/Cool Adj	+ 14.47	Depreciation ( 36%)	-	119,223			
Plumbing Adj	+ 9.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	211,953			
Adj Base Cost	= 123.13	Lot Value	+	113,246			
Total Area	x 2,422	Indicated Value	=	325,199			
Adjusted Cost	= 298,221	Value Per SqFt		134.27			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,953		
Lot Value	113,246		
Indicated Value	325,199	134.27	Per SqFt
Agland Value			
Site Improvements	15,300		
Total Value	340,499	140.59	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	55971	12x8		96	29.22		2,805
PRCH	SLAB PORCH - COVERED	55973	127		127	29.10		3,696



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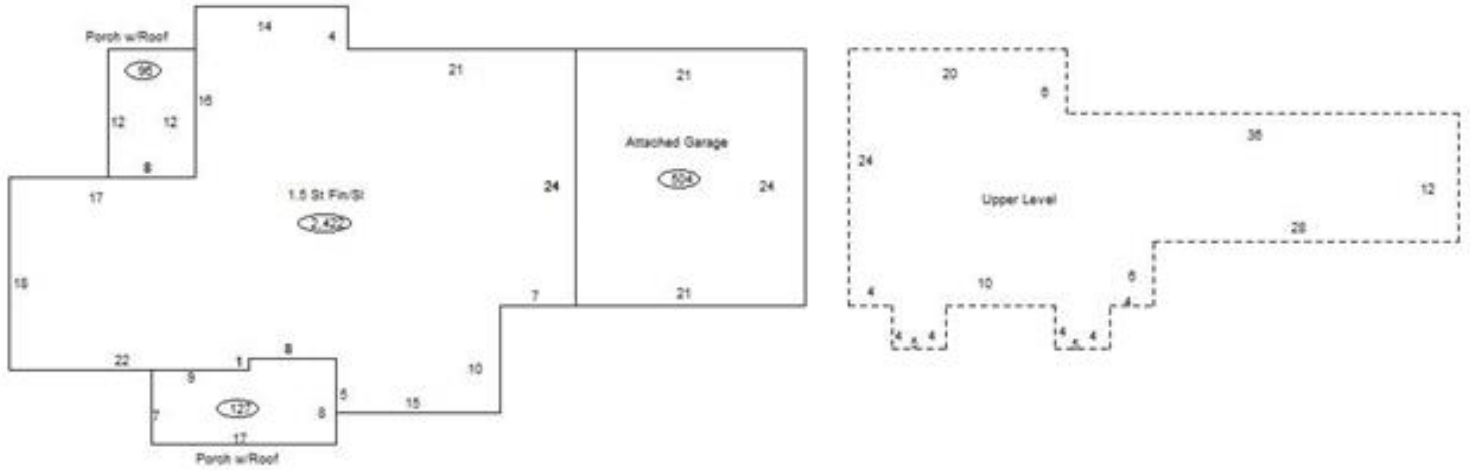
Date 04/17/2026

Time 05:16:51

Page 3

### Sketch Image

660022822



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,422	1.703	2,422
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	96	1.000	96
4	U	^UL	Overhang	13	Upper Level	1,000	1.000	1,000
5	M	PRCH		13	SLBC	127	1.000	127
<b>Total Building Area</b>						1,422		2,422



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 Page 4

660022822

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>
Base Cost (30,000.00 x 1)		30,000		30,000	14,700	15,300
	STF	STG FAIR	12x20x0			240
	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>
Base Cost (4.68 x 240)		1,123		1,123	1,123	