



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:39:50
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660027501 Parcel ID 23N17E-31-4-00000-000-0000 Cadastral ID 31-23-17-00600 Property Type REAL - Real Property Property Class UR VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 344078 COWAN COMPANY LLC TREVOR COWAN 4202 JORDAN AVE EDMOND OK 73013-0000 Parcel Location Situs 12971 S HWY 66 Subdivision Lot/Block / Parcel Size 7.73 - Acres Sec/Twn/Rng 31 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>660027501_001.JPG 2/22/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.42425456 -95.52966185 THAT PT OF S2 S2 SE LYING S & E OF HWY 66 LESS E 990' THERE OF LESS S 290' OF E 150' W2 SW SE SE & LESS 209' SQ SW/C SE SW SE LYING S & E OF HWY ROW																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
Method	Square-Foot	
Base Lot Value	336,718.00 x .31 = 105,960	
Factor Value		
Adjustments	0.7000	
Lot Value	74,172	



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,540 / 2,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,540
Fixture/RghIn	8 /
Bed/F/H Bath	/ 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 51

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	84,433 33.24 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	70.84	Total Misc Impr	+ 2,171
Roofing Adj	+ 3.98	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 224,904
Heat/Cool Adj	+ 9.48	Depreciation (62%)	- 139,440
Plumbing Adj	+ 3.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 85,464
Adj Base Cost	= 87.69	Lot Value	+ 74,172
Total Area	x 2,540	Indicated Value	= 159,636
Adjusted Cost	= 222,733	Value Per SqFt	62.85

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	85,464
Lot Value	74,172
Indicated Value	159,636 62.85 Per SqFt
Agland Value	
Site Improvements	
Total Value	159,636 62.85 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	124509	30x4		120	18.09	2,171



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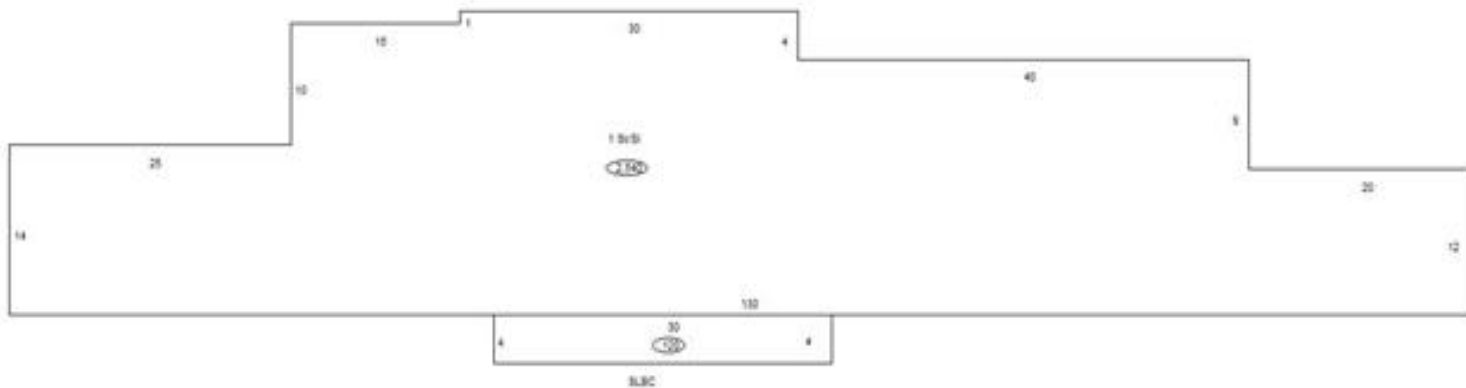
Date 04/18/2026

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Sketch Image

660027501



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,540	1.000	2,540
2	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						2,540		2,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING BURNED	0x0x0			2,160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (26.47 x 2,160)		57,175	57,175	57,175	
	LT	LEAN-TO	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 720)		2,102	2,102	2,102	
	LT	LEAN-TO	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 720)		2,102	2,102	2,102	



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\TOMS PC PICS\2016-12-19 12-15-2016\12-15-2016 06 12/19/2016

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	807 / 1,614
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	106,450
Lot Value	
Indicated Value	106,450 65.95 Per SqFt
Agland Value	
Site Improvements	
Total Value	106,450 65.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	74.62	Total Misc Impr	+ 3,226
Roofing Adj	+ 2.35	Garage Cost	+
Subfloor Adj	+ 1.34	Total RCN	= 158,880
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 52,430
Plumbing Adj	+ 7.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 106,450
Adj Base Cost	= 96.44	Lot Value	+
Total Area	x 1,614	Indicated Value	= 106,450
Adjusted Cost	= 155,654	Value Per SqFt	65.95

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124513	155		155	20.81		3,226



Rogers

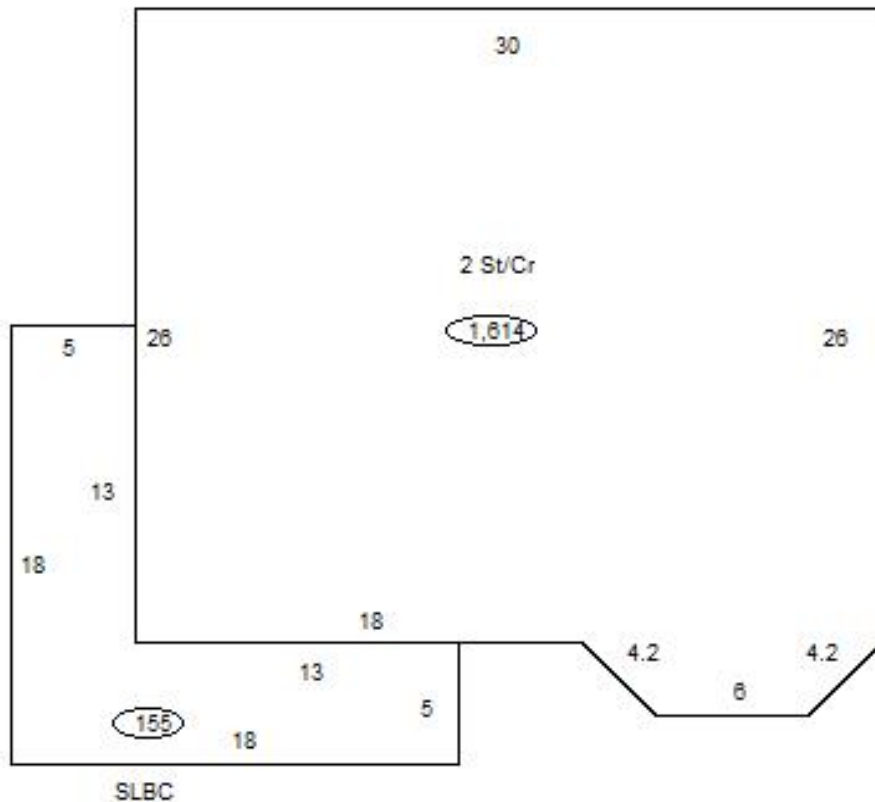
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Sketch Image

660027501



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	10	2 St/Cr	807	2.000	1,614
2	M	PRCH		10	SLBC	155	1.000	155
Total Building Area						807		1,614