



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 660058579 Parcel ID 000000-00-0-00643-001-0003 Cadastral ID 13-21-14-03320 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 346921 BLAGG, JESSICA LYNN & ANDREW 17867 E 104TH PL N OWASSO OK 74055-0000 Parcel Location Situs 17867 E 104 TH PL N Subdivision RANCH ACRES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-31\IMG_000: 8/31/2022</p>														
Legal Description Lat/Long: 36.30539948 -95.77441241																			
LOT 3 BLOCK 1 RANCH ACRES					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>R25 142</td> <td>NEW DTCH ACC BLDG 20X35</td> <td>05/2025</td> <td>09/2025</td> <td>8,118</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 142	NEW DTCH ACC BLDG 20X35	05/2025	09/2025	8,118
Number	Description	Opened	Closed	Amount															
R25 142	NEW DTCH ACC BLDG 20X35	05/2025	09/2025	8,118															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	ARMBRISTER, ALEX & JOY	04/16/2025	320,000	20										
					/	BIVENS, ERIC &	10/09/2024	225,000	10										
					2367/710	MURPHY, RICHARD L	11/04/2013	159,000	YES										
					1241/448	CHANRASMI, MARILOU C &	05/19/2000	113,000	Yes										
					1130/571	CREW, DAVID M &	08/28/1998	104,500	Yes										
					970/329	HOMES BY BETTY	10/03/1994	83,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2026		Land Value	154,183	154,183	11%	16,960	Assessed	38,199										
Year Frozen	0		Improvements	193,080	193,080		21,239	Penalty	0										
Uncapped Value	27,538		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	347,263	347,263		38,199	Total Taxable	38,199										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660058579	BLAGG, JESSICA LYNN &			7	221,518	0	24,367	2,645.00										
2024	2024-660058579	BIVENS, ERIC &			7	261,376	0	21,896	2,417.00										
2023	2023-660058579	BIVENS, ERIC &			7	189,572	0	20,853	2,252.00										
2022	2022-660058579	BIVENS, ERIC &			7	189,565	0	19,884	2,232.00										
2021	2021-660058579	GIVENS, ERIC &			7	172,155	0	18,937	2,102.00										
2020	2020-660058579	GIVENS, ERIC &			7	171,048	0	18,815	2,087.00										
2019	2019-660058579	GIVENS, ERIC &			7	162,905	0	17,920	1,988.00										
2018	2018-660058579	GIVENS, ERIC &			7	166,920	0	18,361	1,971.00										
2017	2017-660058579	GIVENS, ERIC &			7	165,603	0	18,216	1,973.00										
2016	2016-660058579	GIVENS, ERIC &			7	161,562	0	17,772	1,927.00										
2015	2015-660058579	GIVENS, ERIC &			7	156,791	0	17,247	1,882.00										
2014	2014-660058579	GIVENS, ERIC &			7	157,960	0	17,376	1,911.00										
2013	2013-660058579	MURPHY, RICHARD L			7	137,451	0	15,120	1,632.00										



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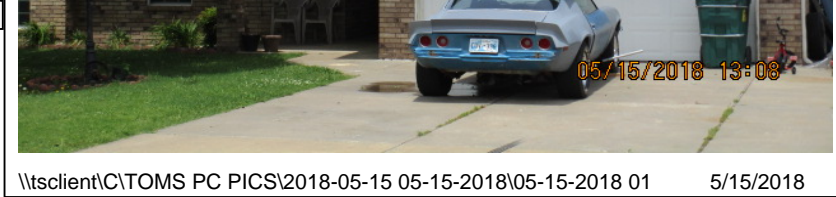
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.009	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,951.00 x 1.41 = 61,834	
Factor Value		
Adjustments	2.4935	
Lot Value	154,183	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,466 / 1,466
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,466
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



\\tsclient\C\TOMS PC PICS\2018-05-15 05-15-2018\05-15-2018 01 5/15/2018

Cost Approach				Manual : 01/2025			
Base Cost	114.63	Total Misc Impr	+ 13,074				
Roofing Adj	+ 5.00	Garage Cost	+ 14,498				
Subfloor Adj	+ -2.35	Total RCN	= 233,545				
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 67,728				
Plumbing Adj	+ 10.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 165,817				
Adj Base Cost	= 140.50	Lot Value	+ 154,183				
Total Area	x 1,466	Indicated Value	= 320,000				
Adjusted Cost	= 205,973	Value Per SqFt	218.28				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	215,730	147.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	222,580		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,817		
Lot Value	154,183		
Indicated Value	320,000	218.28	Per SqFt
Agland Value			
Site Improvements	27,263		
Total Value	347,263	236.88	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	79509		102	102	26.61		2,714
PRCH	SLAB PORCH - COVERED	79510	15x12		180	26.36		4,745



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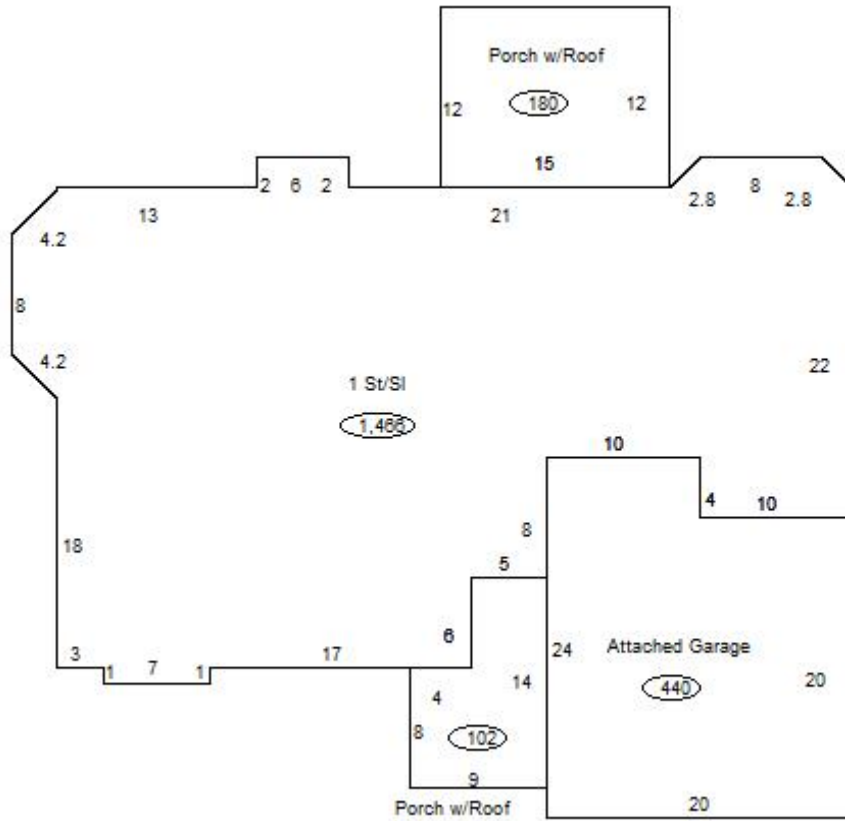
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,466	1.000	1,466
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,466		1,466



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x35x12	Concrete	Formed Metal	700
	Qual 4	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)		RCNLD
Base Cost (39.34 x 700)		27,538	27,538	275		27,263