



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 15:26:58
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Assessment Data					Primary Image																																																																																																																				
Account 660058581 Parcel ID 000000-00-0-00643-001-0004 Cadastral ID 13-21-14-03330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334823 WALKER, MORGAN H 17935 E 104TH PL N OWASSO OK 74055-0000 Parcel Location Situs 17935 E 104 TH PL N Subdivision RANCH ACRES Lot/Block 0004 / 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 Lot/Long: 36.30539842 -95.77366928 LOT 4 BLOCK 1 RANCH ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	15000		
Non-Ag Acres	1.0168		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	44,291.00 x 1.40 = 61,902		
Factor Value			
Adjustments	1.0000		
Lot Value	61,902		



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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	1,612 / 1,612
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,612
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	243,622 151.13 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	225,680 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	180,398
Lot Value	61,902
Indicated Value	242,300 150.31 Per SqFt
Agland Value	
Site Improvements	40,127
Total Value	282,427 175.20 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.29	Total Misc Impr	+ 14,452
Roofing Adj	+ 4.91	Garage Cost	+ 15,015
Subfloor Adj	+ -2.31	Total RCN	= 250,553
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 70,155
Plumbing Adj	+ 9.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,398
Adj Base Cost	= 137.15	Lot Value	+ 61,902
Total Area	x 1,612	Indicated Value	= 242,300
Adjusted Cost	= 221,086	Value Per SqFt	150.31

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	79513	9x5		45	26.79		1,206
PRCH	SLAB PORCH - COVERED	79514	20x10		200	26.30		5,260
PATO	SLAB PORCH - OPEN	79515	20x12		240	9.88		2,371



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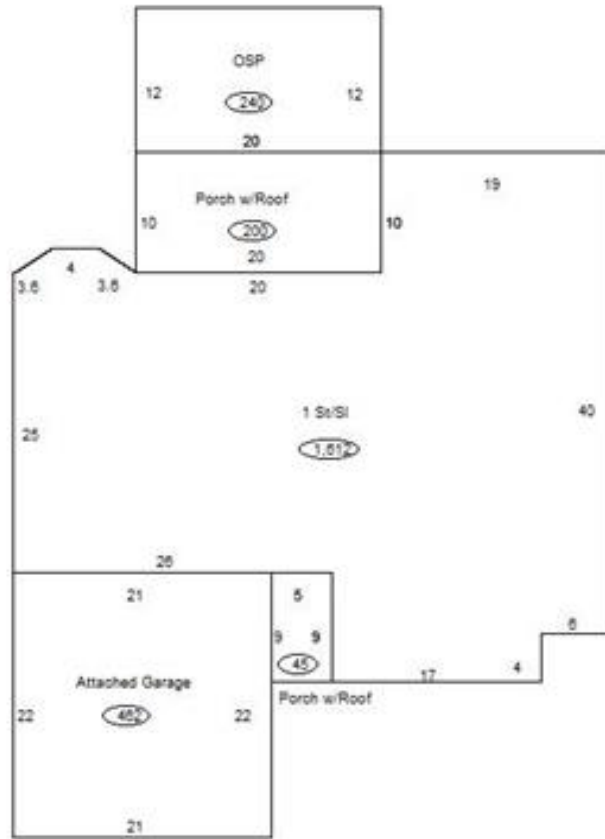
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Sketch Image

660058581



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,612	1.000	1,612
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PRCH		13	SLBC	200	1.000	200
5	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						1,612		1,612



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (28.71 x 1,500)		43,065		43,065	6,460	36,605
	BARN	BARN	10x36x0			360	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 360)		3,773		3,773	377	3,396
	STF	STG FAIR	9x12x0			108	
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 108)		505		505	379	126