




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 660058590 Parcel ID 000000-00-0-00643-002-0006 Cadastral ID 13-21-14-03420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 287449 MORROW, JAMES & JENI 17867 E 103RD PL N OWASSO OK 74055-0000 Parcel Location Situs 17867 E 103RD PL N Subdivision RANCH ACRES Lot/Block 0006 / 0002 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_001! 8/31/2022</p>																																																	
Legal Description Lat/Long: 36.30413569 -95.77446051																																																						
LOT 6 BLOCK 2 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1643/157	WISDOM, ROGER D & DELANA	11/29/2004	143,000	YES																																													
					980/326	HOMES BY BETTY	01/18/1995	97,000	Yes																																													
					974/314	A&W LAND DEVELOPMENT INC	11/11/1994	15,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2005</td> <td>Land Value 61,860</td> <td>36,054</td> <td>11%</td> <td>3,966</td> <td>Assessed</td> <td>24,375</td> <td>2,645.61</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 197,663</td> <td>185,538</td> <td> </td> <td>20,409</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 259,523</td> <td>221,592</td> <td> </td> <td>24,375</td> <td>Total Taxable</td> <td>23,375</td> <td>2,548.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2005	Land Value 61,860	36,054	11%	3,966	Assessed	24,375	2,645.61	Year Frozen	0	Improvements 197,663	185,538		20,409	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 259,523	221,592		24,375	Total Taxable	23,375	2,548.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660058590	MORROW, JAMES &	7	254,521	1000	22,665	2,470.00																																															
2024	2024-660058590	MORROW, JAMES &	7	297,182	1000	21,975	2,439.00																																															
2023	2023-660058590	MORROW, JAMES &	7	202,789	1000	21,307	2,316.00																																															
2022	2022-660058590	MORROW, JAMES &	7	207,007	1000	21,216	2,396.00																																															
2021	2021-660058590	MORROW, JAMES &	7	196,080	1000	20,569	2,298.00																																															
2020	2020-660058590	MORROW, JAMES &	7	192,911	1000	19,972	2,228.00																																															
2019	2019-660058590	MORROW, JAMES &	7	185,099	1000	19,361	2,163.00																																															
2018	2018-660058590	MORROW, JAMES &	7	190,545	1000	19,960	2,157.00																																															
2017	2017-660058590	MORROW, JAMES &	7	188,578	1000	19,744	2,153.00																																															
2016	2016-660058590	MORROW, JAMES &	7	184,179	1000	19,260	2,102.00																																															
2015	2015-660058590	MORROW, JAMES &	7	179,794	1000	18,777	2,063.00																																															
2014	2014-660058590	MORROW, JAMES &	7	183,486	1000	18,465	2,045.00																																															
2013	2013-660058590	MORROW, JAMES &	7	174,197	1000	17,898	1,947.00																																															



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Lot Data		Square-Foot - NBHD 1014 #1		Primary Image				
Lot Size				<p>\\tsclient\C\TOMS PC PICS\2018-05-15 05-15-2018\05-15-2018 03 5/16/2018</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0119							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	44,079.00 x 1.40 = 61,860							
Factor Value								
Adjustments	1.0000							
Lot Value	61,860							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture	R1 Res Nbhd 1							
Style	100% 1 1/2 Story Finished							
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood							
Base/Total Area	1,200 / 1,902							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,200							
Fixture/RghIn	14 /							
Bed/F/H Bath	3 / 2.5 /							
Basement Area								
Garage Type	420 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1995 / 23							
Cost Approach		Manual : 01/2025						
Base Cost	94.05	Total Misc Impr	+	10,824				
Roofing Adj	+ 3.30	Garage Cost	+	14,049				
Subfloor Adj	+ -1.53	Total RCN	=	250,697				
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	70,195				
Plumbing Adj	+ 10.27	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	180,502				
Adj Base Cost	= 118.73	Lot Value	+	61,860				
Total Area	x 1,902	Indicated Value	=	242,362				
Adjusted Cost	= 225,824	Value Per SqFt		127.42				
		GRM Approach						
		GRM Code						
		Gross Rent 0.00						
		Indicated Value						
		Multiple Regression						
		MRA Code 1 Test						
		Adusted R 0.8445						
		Indicated Value 237,084 124.65 Per SqFt						
		Direct Comparables						
		Selection Model A Adam Test						
		Adjustment Model 1 2022 Residential						
		Comparables 8						
		Indicated Value 278,260 Per SqFt						
		Value Reconciliation						
		Selected Approach Cost Approach						
		Improvements 180,502						
		Lot Value 61,860						
		Indicated Value 242,362 127.42 Per SqFt						
		Agland Value						
		Site Improvements 17,161						
		Total Value 259,523 136.45 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	79560		198	198	26.31		5,209



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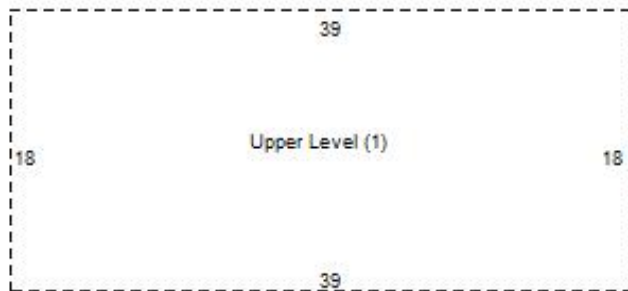
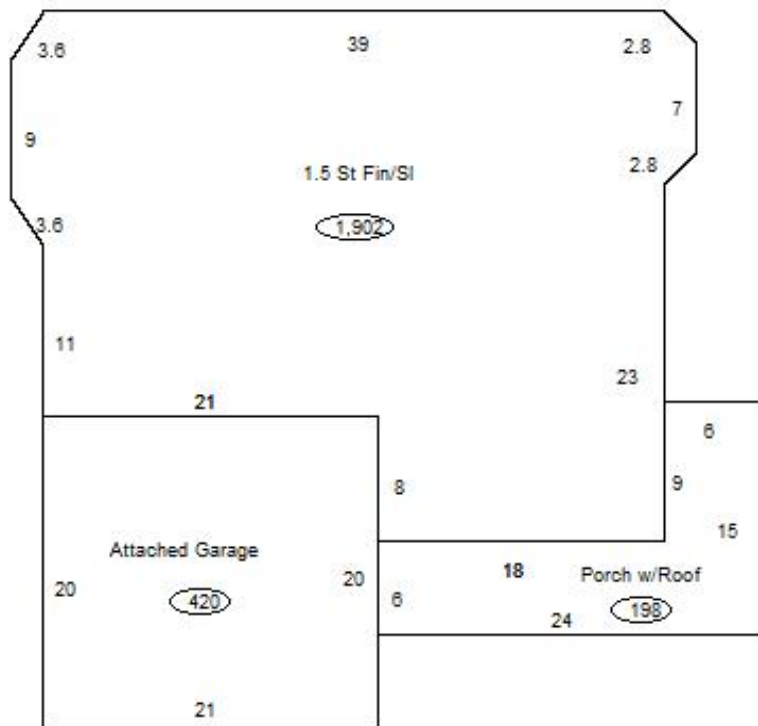
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,200	1.585	1,902
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	198	1.000	198
4	U	^UL		13	Upper Level (1)	702	1.000	702
Total Building Area						1,200		1,902



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			900
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 900)	24,516	24,516	7,355	17,161