



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 660058595 Parcel ID 000000-00-0-00643-003-0001 Cadastral ID 13-21-14-03450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 319186 STATUM, MICHAEL R & KRISTAN L 17712 E 103RD PL N OWASSO OK 74055-0000 Parcel Location Situs 17712 E 103RD PL N Subdivision RANCH ACRES Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																										
Legal Description Lot/Long: 36.30343021 -95.77588274																																																										
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
Number	Description	Opened	Closed	Amount																																																						
Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
H	Homestead	Yes	1,000	1,000	2572/424	HULLAND, JEFFERY &	08/19/2016	166,500	YES																																																	
					1795/25	ABERLE, ALAN M & CARI D	07/28/2006	145,000	YES																																																	
					1313/746	WILSON, JERY D & TIFFANY D	08/31/2001	130,500	YES																																																	
					1027/630	R.C. CONSTRUCTION CO INC	05/29/1996	89,900	Yes																																																	
					1016/806	A&W LAND DEVELOPMENT INC	02/26/1996	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>2017</td> <td>Land Value</td> <td>61,622</td> <td>35,756</td> <td>11%</td> <td>3,933</td> <td>Assessed</td> <td>22,451</td> <td>2,436.79</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>177,182</td> <td>168,347</td> <td></td> <td>18,518</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>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</td> <td>238,804</td> <td>204,103</td> <td></td> <td>22,451</td> <td>Total Taxable</td> <td>21,451</td> <td>2,339.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2017	Land Value	61,622	35,756	11%	3,933	Assessed	22,451	2,436.79	Year Frozen	0	Improvements	177,182	168,347		18,518	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	238,804	204,103		22,451	Total Taxable	21,451	2,339.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660058595	STATUM, MICHAEL R & KRISTAN L	7	237,042	1000	20,798	2,268.00																																																			
2024	2024-660058595	STATUM, MICHAEL R & KRISTAN L	7	278,558	1000	20,163	2,239.00																																																			
2023	2023-660058595	STATUM, MICHAEL R & KRISTAN L	7	189,668	1000	19,546	2,125.00																																																			
2022	2022-660058595	STATUM, MICHAEL R & KRISTAN L	7	189,749	1000	18,948	2,141.00																																																			
2021	2021-660058595	STATUM, MICHAEL R & KRISTAN L	7	176,064	1000	18,367	2,054.00																																																			
2020	2020-660058595	STATUM, MICHAEL R & KRISTAN L	7	174,931	1000	17,884	1,998.00																																																			
2019	2019-660058595	STATUM, MICHAEL R & KRISTAN L	7	166,675	1000	17,334	1,938.00																																																			
2018	2018-660058595	STATUM, MICHAEL R & KRISTAN L	7	171,375	0	18,851	2,024.00																																																			
2017	2017-660058595	STATUM, MICHAEL R & KRISTAN L	7	169,995	0	18,699	2,026.00																																																			
2016	2016-660058595	STATUM, MICHAEL R & KRISTAN L	7	165,817	0	18,240	1,977.00																																																			
2015	2015-660058595	HULLAND, JEFFERY &	7	161,056	0	17,716	1,933.00																																																			
2014	2014-660058595	HULLAND, JEFFERY &	7	163,796	0	17,846	1,963.00																																																			
2013	2013-660058595	HULLAND, JEFFERY &	7	154,508	0	16,996	1,835.00																																																			



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9959	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,382.00 x 1.42 = 61,622	
Factor Value		
Adjustments	1.0000	
Lot Value	61,622	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,631 / 1,631
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,631
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,432	125.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	262,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.20	Total Misc Impr	+	8,605			
Roofing Adj	+ 4.90	Garage Cost	+	15,015			
Subfloor Adj	+ -2.31	Total RCN	=	245,338			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	68,695			
Plumbing Adj	+ 9.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	176,643			
Adj Base Cost	= 135.94	Lot Value	+	61,622			
Total Area	x 1,631	Indicated Value	=	238,265			
Adjusted Cost	= 221,718	Value Per SqFt		146.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,643		
Lot Value	61,622		
Indicated Value	238,265	146.09	Per SqFt
Agland Value			
Site Improvements	539		
Total Value	238,804	146.42	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	79573	9x4		36	26.82		966
PATO	SLAB PORCH - OPEN	79574	19x10		190	10.65		2,024



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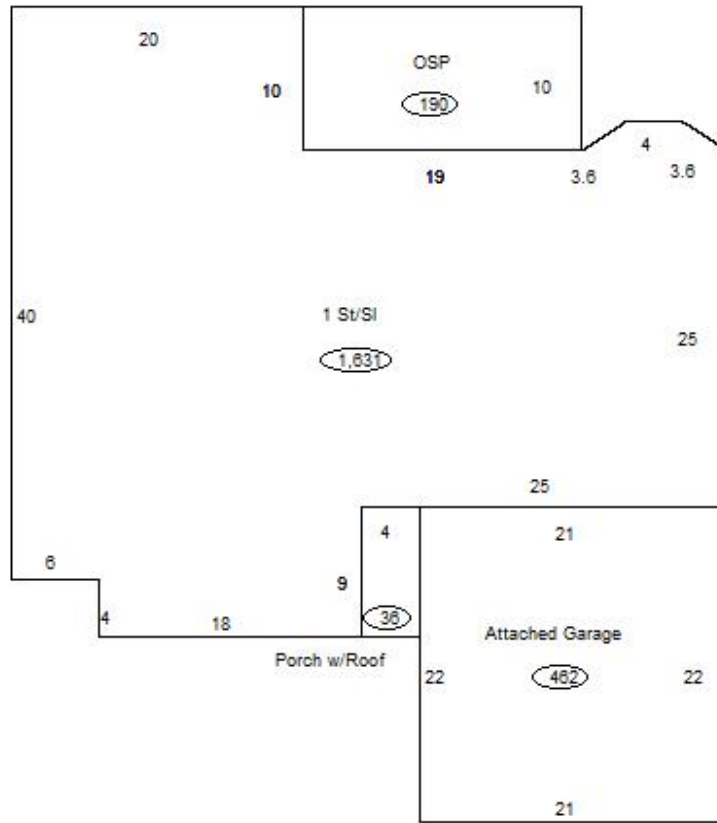
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Sketch Image

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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	1,631	1.000	1,631
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PATO		13	Open Slab	190	1.000	190
Total Building Area						1,631		1,631



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x12x0			144
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (4.68 x 144)		674		674	135	539