



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:12:26  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660058597 <b>Parcel ID</b> 000000-00-0-00643-003-0003 <b>Cadastral ID</b> 13-21-14-03470 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 263325 SIMPSON, MICHAEL W & DEBORAH E-CO-TRUSTEES  17866 E 103RD PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17866 E 103RD PL N <b>Subdivision</b> RANCH ACRES <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30342605 -95.77444688																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9932 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,264.00 x 1.42 = 61,534 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 61,534		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R1 Res Nbhd 1
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,652 / 1,652
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,652
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23



\\tsclient\C\TOMS PC PICS\2018-05-15 05-15-2018\05-15-2018 06 5/16/2018

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	200,898	121.61	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	258,160 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	111.84	<b>Total Misc Impr</b>	+	2,345	
<b>Roofing Adj</b>	+ 4.88	<b>Garage Cost</b>	+	13,584	
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	=	241,328	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 28%)</b>	-	67,572	
<b>Plumbing Adj</b>	+ 9.39	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	173,756	
<b>Adj Base Cost</b>	= 136.44	<b>Lot Value</b>	+	61,534	
<b>Total Area</b>	x 1,652	<b>Indicated Value</b>	=	235,290	
<b>Adjusted Cost</b>	= 225,399	<b>Value Per SqFt</b>		142.43	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	173,756		
<b>Lot Value</b>	61,534		
<b>Indicated Value</b>	235,290	142.43	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	235,290	142.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	79581	8x5		40	26.80		1,072
PATO	SLAB PORCH - OPEN	79582	112		112	11.37		1,273



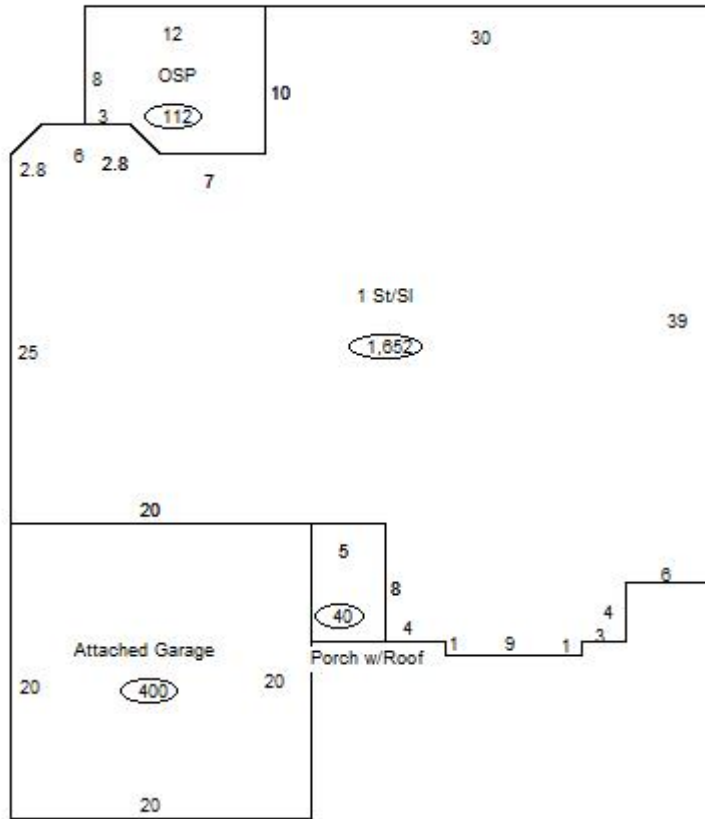
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Sketch Image

660058597



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,652	1.000	1,652
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	112	1.000	112
<b>Total Building Area</b>						1,652		1,652