



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	660058598													
Parcel ID	000000-00-0-00643-003-0004													
Cadastral ID	13-21-14-03480													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	7 - OWASSO/LIMESTONE FIRE													
Name ID	303343													
RAY, JOSHUA D &														
LAURA														
17934 E 103RD PL N														
OWASSO OK 74055-0000														
Parcel Location														
Situs	17934 E 103RD PL N													
Subdivision	RANCH ACRES													
Lot/Block	0004 / 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														
Lat/Long: 36.30342818 -95.77375031														
LOT 4 BLOCK 3 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2119/259	MCCOY, VALERIE J	08/04/2010	160,000	YES										
1131/197	FRANKLIN, CHRIS R &-ROESHAL D	08/28/1998	102,000	Yes										
1028/500	HOMES BY BETTY	05/31/1996	86,000	Yes										
1015/254	A&W LAND DEVELOPMENT INC	02/07/1996	15,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	2011	Land Value	61,714	36,270	11%	3,990	Assessed	23,493						
Year Frozen	0	Improvements	181,203	177,300		19,503	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	242,917	213,570		23,493	Total Taxable	22,493						
-98.00														
2,452.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660058598	RAY, JOSHUA D &	7	240,632	1000	21,809	2,377.00							
2024	2024-660058598	RAY, JOSHUA D &	7	280,733	1000	21,145	2,347.00							
2023	2023-660058598	RAY, JOSHUA D &	7	204,928	1000	20,499	2,228.00							
2022	2022-660058598	RAY, JOSHUA D &	7	204,957	1000	19,873	2,245.00							
2021	2021-660058598	RAY, JOSHUA D &	7	184,230	1000	19,265	2,153.00							
2020	2020-660058598	RAY, JOSHUA D &	7	181,339	1000	18,733	2,092.00							
2019	2019-660058598	RAY, JOSHUA D &	7	174,166	1000	18,158	2,029.00							
2018	2018-660058598	RAY, JOSHUA D &	7	177,198	1000	18,492	1,999.00							
2017	2017-660058598	RAY, JOSHUA D &	7	175,784	1000	18,336	2,001.00							
2016	2016-660058598	RAY, JOSHUA D &	7	171,418	1000	17,836	1,948.00							
2015	2015-660058598	RAY, JOSHUA D &	7	166,249	1000	17,287	1,900.00							
2014	2014-660058598	RAY, JOSHUA D &	7	169,656	1000	17,136	1,899.00							
2013	2013-660058598	RAY, JOSHUA D &	7	160,070	1000	16,608	1,807.00							



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9987	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,504.00 x 1.42 = 61,714	
Factor Value		
Adjustments	1.0000	
Lot Value	61,714	

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	1,631 / 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	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	199,352	122.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	239,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.05	Total Misc Impr	+	10,585			
Roofing Adj	+ 4.90	Garage Cost	+	13,584			
Subfloor Adj	+ -2.31	Total RCN	=	247,273			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	69,236			
Plumbing Adj	+ 9.51	Lump Sums	+	3,166			
Basement Adj	+ 0.00	RCNLD	=	181,203			
Adj Base Cost	= 136.79	Lot Value	+	61,714			
Total Area	x 1,631	Indicated Value	=	242,917			
Adjusted Cost	= 223,104	Value Per SqFt		148.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,203		
Lot Value	61,714		
Indicated Value	242,917	148.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	242,917	148.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	79585	12x8		96	26.63		2,556
PRCH	SLAB PORCH - COVERED	79586	280		280	26.05		7,294
WODO	WOOD DECK - OPEN	79587	15x14		210	21.54	30%	3,166
PATO	SLAB PORCH - OPEN	79588	64		64	11.48		735



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x18x0			216
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 216)		1,011		1,011	1,011
	STF	STG FAIR	12x12x0			144
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674		674	674