



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:12:31
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Assessment Data					Primary Image																																																																																																																				
Account 660058600 Parcel ID 000000-00-0-00643-003-0006 Cadastral ID 13-21-14-03500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 314124 RYKER, JOE W & JANET F TRUST 18010 E 103RD PL N OWASSO OK 74055-0000 Parcel Location Situs 18010 E 103RD PL N Subdivision RANCH ACRES Lot/Block 0006 / 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: 36.30342520 -95.77224126																																																																																																																									
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0908	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,515.00 x 1.32 = 62,547	
Factor Value		
Adjustments	1.0000	
Lot Value	62,547	

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	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,844
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	250,530	135.86	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	288,790 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.52	Total Misc Impr	+	12,627			
Roofing Adj	+ 4.78	Garage Cost	+	15,015			
Subfloor Adj	+ -2.28	Total RCN	=	271,179			
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	70,507			
Plumbing Adj	+ 8.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	200,672			
Adj Base Cost	= 132.07	Lot Value	+	62,547			
Total Area	x 1,844	Indicated Value	=	263,219			
Adjusted Cost	= 243,537	Value Per SqFt		142.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,672		
Lot Value	62,547		
Indicated Value	263,219	142.74	Per SqFt
Agland Value			
Site Improvements	28,771		
Total Value	291,990	158.35	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	79596	9x6		54	26.76		1,445
PRCH	SLAB PORCH - COVERED	79597	212		212	26.26		5,567



Rogers

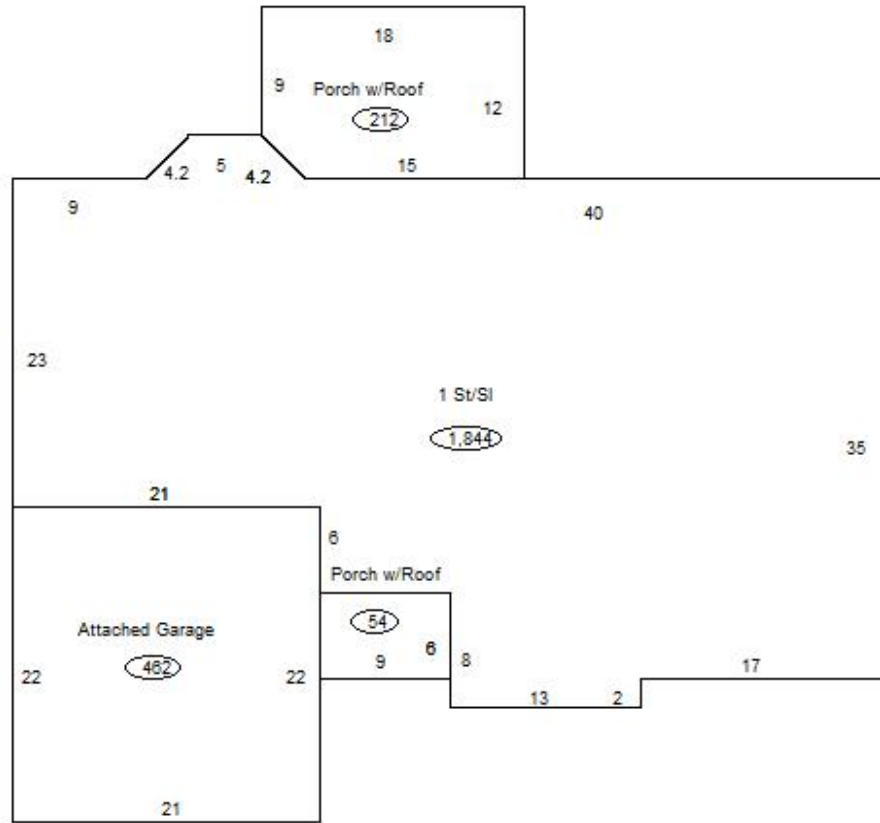
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Sketch Image

660058600



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,844	1.000	1,844
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PRCH		13	SLBC	212	1.000	212
Total Building Area						1,844		1,844



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x40x0			960
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (29.97 x 960)		28,771		28,771		28,771
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562		562	562	