



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 660058605 Parcel ID 000000-00-0-00643-004-0004 Cadastral ID 13-21-14-03540 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 278266 FARRELL, JAMES W 17995 E 101ST PL N OWASSO OK 74055-0000 Parcel Location Situs 17995 E 101ST PL Subdivision RANCH ACRES Lot/Block 0004 / 0004 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_002! 8/31/2022</p>					
Legal Description Lat/Long: 36.30160656 -95.77317579										
LOT 4 BLOCK 4 RANCH ACRES					Building Permits					
					Number	Description	Opened	Closed	Amount	
					R19 000128	R20- RMA DUE TO FIRE	04/2019	12/2019	132,004	
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	Yes	1,000	1,000	1329/529	WATT, C JOSEPH & DANA U	10/30/2001	135,000	YES	
					1229/464	ALLENSWORTH, ROY R &	05/17/2000	126,000	Yes	
					973/76	HOMES BY BETTY	10/31/1994	94,000	Yes	
					960/576	A&W LAND DEVELOPMENT INC	06/23/1994	16,500	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2002		Land Value	69,900	36,987	11%	4,069	Assessed	27,047	2,649.52
Year Frozen	0		Improvements	244,555	208,888		22,978	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-98.00
TIF Project ID	0		Total Value	314,455	245,875		27,047	Total Taxable	26,047	2,552.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660058605	FARRELL, JAMES W			3	299,663	1000	25,258	2,474.00	
2024	2024-660058605	FARRELL, JAMES W			3	394,487	1000	24,493	2,353.00	
2023	2023-660058605	FARRELL, JAMES W			3	254,659	1000	23,751	2,226.00	
2022	2022-660058605	FARRELL, JAMES W			3	248,076	1000	23,030	2,256.00	
2021	2021-660058605	FARRELL, JAMES W			3	212,097	1000	22,331	2,160.00	
2020	2020-660058605	FARRELL, JAMES W			3	210,633	1000	22,170	2,142.00	
2019	2019-660058605	FARRELL, JAMES W			3	38,494	1000	3,234	313.00	
2018	2018-660058605	FARRELL, JAMES W			3	206,100	1000	21,346	1,987.00	
2017	2017-660058605	FARRELL, JAMES W			3	204,457	1000	20,695	1,947.00	
2016	2016-660058605	FARRELL, JAMES W			3	199,641	1000	20,063	1,889.00	
2015	2015-660058605	FARRELL, JAMES W			3	193,524	1000	19,450	1,844.00	
2014	2014-660058605	FARRELL, JAMES W			3	185,391	1000	18,854	1,805.00	
2013	2013-660058605	FARRELL, JAMES W			3	175,235	1000	18,276	1,712.00	




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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.9348 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 84,282.00 x .83 = 69,900 Factor Value Adjustments 1.0000 Lot Value 69,900		 <p>\\tsclient\C\Users\eevans\Pictures\2019-12-17\IMG_0016.JPG 12/17/2019</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,233 / 1,969
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,233
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	262,922 133.53 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	257,660 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	214,410
Lot Value	69,900
Indicated Value	284,310 144.39 Per SqFt
Agland Value	
Site Improvements	30,145
Total Value	314,455 159.70 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	91.82	Total Misc Impr	+ 14,266
Roofing Adj	+ 2.96	Garage Cost	+ 15,553
Subfloor Adj	+ -0.76	Total RCN	= 255,250
Heat/Cool Adj	+ 11.47	Depreciation (16%)	- 40,840
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 214,410
Adj Base Cost	= 114.49	Lot Value	+ 69,900
Total Area	x 1,969	Indicated Value	= 284,310
Adjusted Cost	= 225,431	Value Per SqFt	144.39

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	79611	20x5		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	79612	12x5		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	79614	227		227	23.48		5,330



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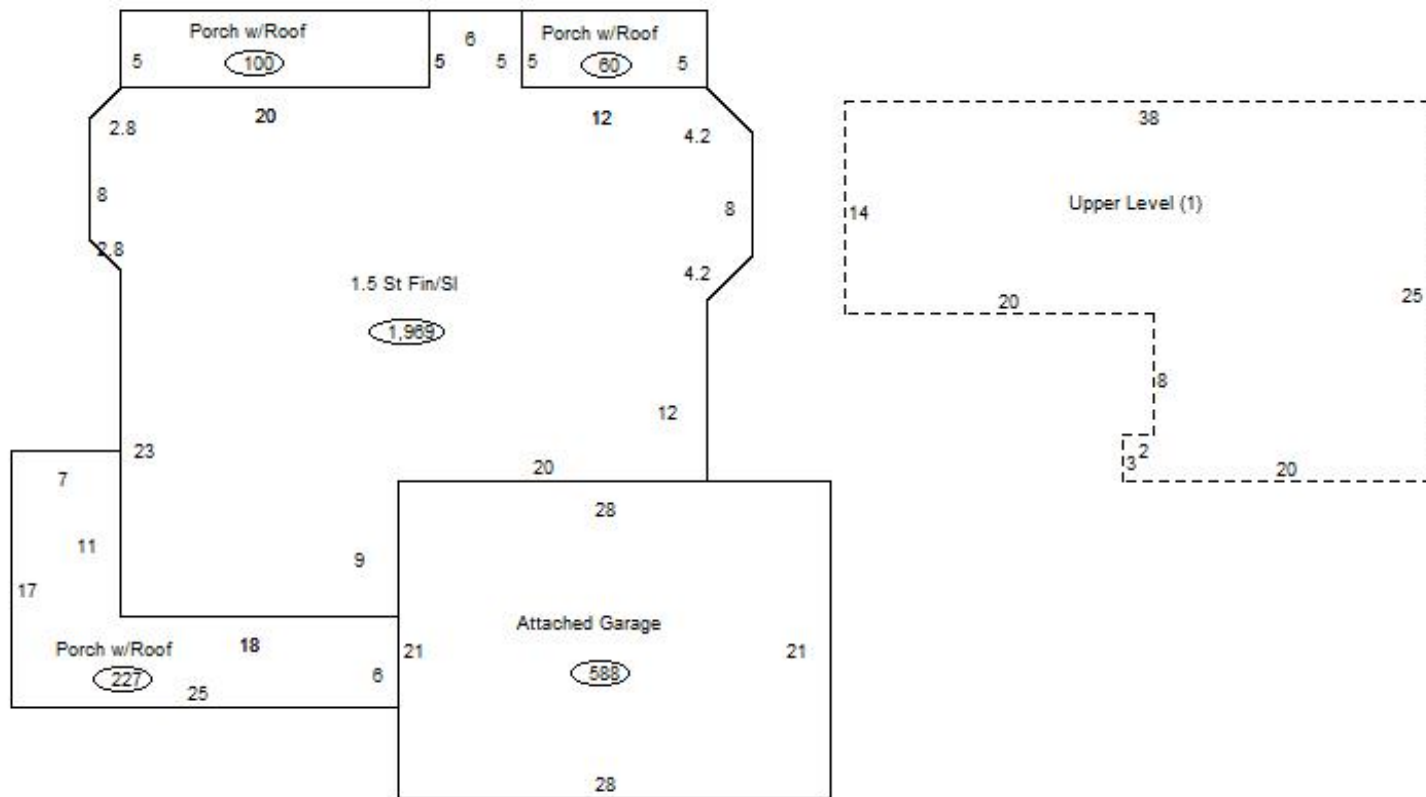
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Sketch Image

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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	1,233	1.597	1,969
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PRCH		13	SLBC	60	1.000	60
4	G	1		13	Attached Garage	588	1.000	588
5	M	PRCH		13	SLBC	227	1.000	227
6	U	^UL		13	Upper Level (1)	736	1.000	736
Total Building Area						1,233		1,969



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (30% Phys/ % Func) 12,920	RCNLD 30,145
	STF	STG FAIR	12x14x0			168
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary Base Cost (4.68 x 168) 786		Modifier Total	RCN 786	Depr (100% Phys/ % Func) 786	RCNLD 786