



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:26:44
 Page 1

Assessment Data				Primary Image																																																																																																																					
Account 660061757 Parcel ID 21N14E-24-4-00000-000-0000 Cadastral ID 24-21-14-02010 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 305389 JOHNSTON, TINA M IRREVOC TRUST C/O MIDFIRST TRUST CO-TRUSTEE 2200 S UTICA PL STE 550 TULSA OK 74114-0000																																																																																																																									
Parcel Location Situs 08800 N 185TH E AVE Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 24 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28118392 -95.76624956				Building Permits																																																																																																																					
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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,145 / 2,145
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,145
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 30



\\tsclient\C\TOMS PC PICS\2018-08-30 08-30-2018\08-30-2018 04 9/4/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	111.26	Total Misc Impr	+ 15,567	Roofing Adj	+ 4.62	Garage Cost	+ 26,811
Subfloor Adj	+ -2.19	Total RCN	= 332,875	Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 123,164
Plumbing Adj	+ 9.10	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 209,711
Adj Base Cost	= 135.43	Lot Value	+ 209,711	Total Area	x 2,145	Indicated Value	= 209,711
Adjusted Cost	= 290,497	Value Per SqFt	97.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,711		
Lot Value			
Indicated Value	209,711	97.77	Per SqFt
Agland Value	1,045		
Site Improvements	94,524		
Total Value	305,280	142.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80405	26x12		312	25.95		8,096
PRCH	SLAB PORCH - COVERED	80406	287		287	26.03		7,471



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO				960
	Qual	2	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (2.92 x 960)	2,803		2,803	2,803
	LT	LEAN-TO				960
	Qual	2	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (2.92 x 960)	2,803		2,803	2,803
	LT	LEAN-TO				960
	Qual	2	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (2.92 x 960)	2,803		2,803	2,803
	LT	LEAN-TO				960
	Qual	2	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (2.92 x 960)	2,803		2,803	2,803
	LT	LEAN-TO				960
	Qual	2	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (2.92 x 960)	2,803		2,803	2,803
	BFP	Barn-Free Stall(Pole)				960
	Qual		Cond	Year	2014	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (8.91 x 960)	8,554		8,554	8,554
	BFP	Barn-Free Stall(Pole)				960
	Qual		Cond	Year	2014	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (8.91 x 960)	8,554		8,554	8,554



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BFP	Barn-Free Stall(Pole)	60x16x0			960
	Qual	Cond	Year	2014	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (8.91 x 960)	8,554		8,554	8,554
	BFP	Barn-Free Stall(Pole)	60x16x0			960
	Qual	Cond	Year	2014	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (8.91 x 960)	8,554		8,554	8,554
	BFP	Barn-Free Stall(Pole)	60x16x0			960
	Qual	Cond	Year	2014	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (8.91 x 960)	8,554		8,554	8,554
	UTIL	SHOP BUILDING	20x20x0			400
	Qual	Cond	Year	2014	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (34.24 x 400)	13,696		13,696	13,696
	BARN	BARN	0x0x0			3,528
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
		Base Cost (8.28 x 3,528)	29,212		29,212 7,303	21,909
	STF	STG FAIR	0x0x0			480
	Qual	2 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
		Base Cost (4.68 x 480)	2,246		2,246 112	2,134



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,413 / 1,413
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,413
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2017 / 7

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.23	Total Misc Impr	+ 5,727	Roofing Adj	+ 5.26	Garage Cost	+ 11,256
Subfloor Adj	+ -1.21	Total RCN	= 190,372	Heat/Cool Adj	+ 11.47	Depreciation (7%)	- 13,326
Plumbing Adj	+ 9.96	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 177,046
Adj Base Cost	= 122.71	Lot Value	+ 177,046	Total Area	x 1,413	Indicated Value	= 177,046
		Value Per SqFt	125.30	Adjusted Cost	= 173,389		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,046		
Lot Value		125.30	Per SqFt
Indicated Value	177,046		
Agland Value			
Site Improvements			
Total Value	177,046	125.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80409	176		176	23.66		4,164
PATO	SLAB PORCH - OPEN	80410	15x10		150	10.42		1,563



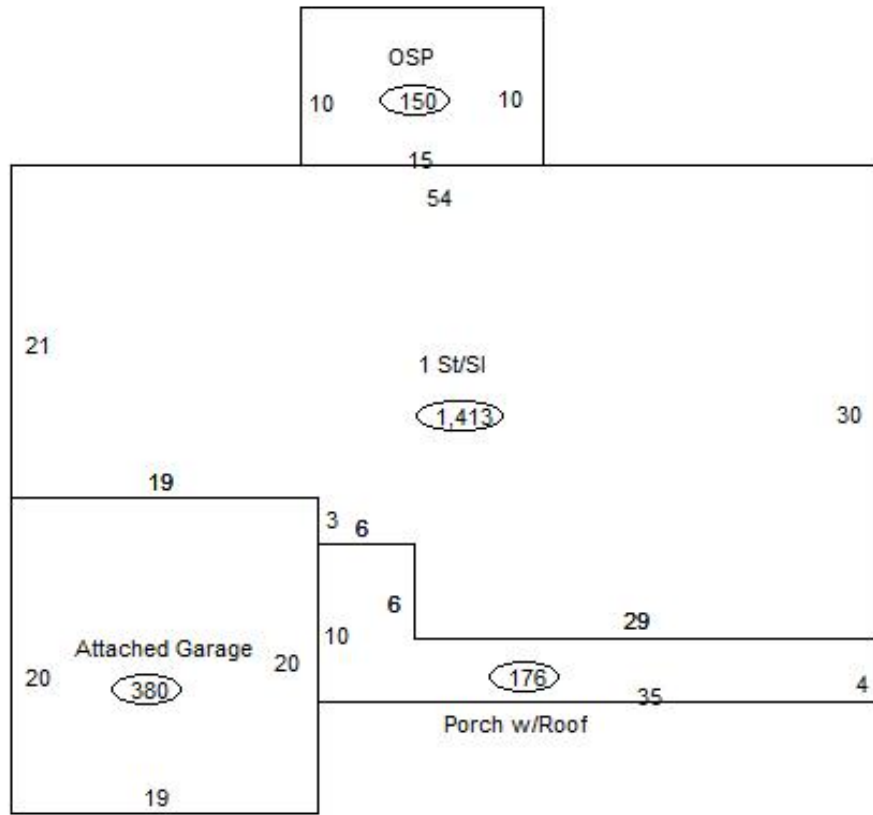
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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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/SI	1,413	1.000	1,413
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	176	1.000	176
4	M	PATO		13	Open Slab	150	1.000	150
Total Building Area						1,413		1,413



Rogers

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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			4.720	108	108	510	510
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			2.210	192	192	424	424
SO	SOGN SOILS	NTV PST	15			3.070	36	36	111	111
NTV PST Totals						10.000			1,045	1,045
Total Agland						10.000			1,045	1,045