



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:25:51
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660068415 Parcel ID 000000-00-0-00725-001-0009 Cadastral ID 13-21-14-03780 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 284985 YOUNCE, FRANKLIN JOSEPH SAMUEL & KARA LEA 18501 E 100TH ST N OWASSO OK 74055-0000 Parcel Location Situs 18501 E 100TH ST N Subdivision SCISSORTAIL RIDGE Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29919919 -95.76453320 LOT 9 BLOCK 1 SCISSORTAIL RIDGE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0238 Topography Street Access Utilities Amenities LAND QUALITY 0 LAKE LOT 0 Method Square-Foot Base Lot Value 44,597.00 x 2.62 = 116,730 Factor Value Adjustments 1.0000 Lot Value 116,730		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,157 / 2,508
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,157
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	806 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	2004 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	357,901	142.70	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.52	Total Misc Impr	+	13,744			
Roofing Adj	+ 4.55	Garage Cost	+	29,991			
Subfloor Adj	+ -2.93	Total RCN	=	356,483			
Heat/Cool Adj	+ 14.47	Depreciation (11%)	-	39,213			
Plumbing Adj	+ 7.09	Lump Sums	+	2,469			
Basement Adj	+ 0.00	RCNLD	=	319,739			
Adj Base Cost	= 124.70	Lot Value	+	116,730			
Total Area	x 2,508	Indicated Value	=	436,469			
Adjusted Cost	= 312,748	Value Per SqFt		174.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	319,739		
Lot Value	116,730		
Indicated Value	436,469	174.03	Per SqFt
Agland Value			
Site Improvements	16,800		
Total Value	453,269	180.73	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	82654	6x6		36	29.42		1,059
PRCH	SLAB PORCH - COVERED	82655	15x10		150	29.00		4,350
PATO	SLAB PORCH - OPEN	82656	14x11		154	12.37		1,905
WODO	WOOD DECK - OPEN	121765	12x10		120	29.39	30%	2,469



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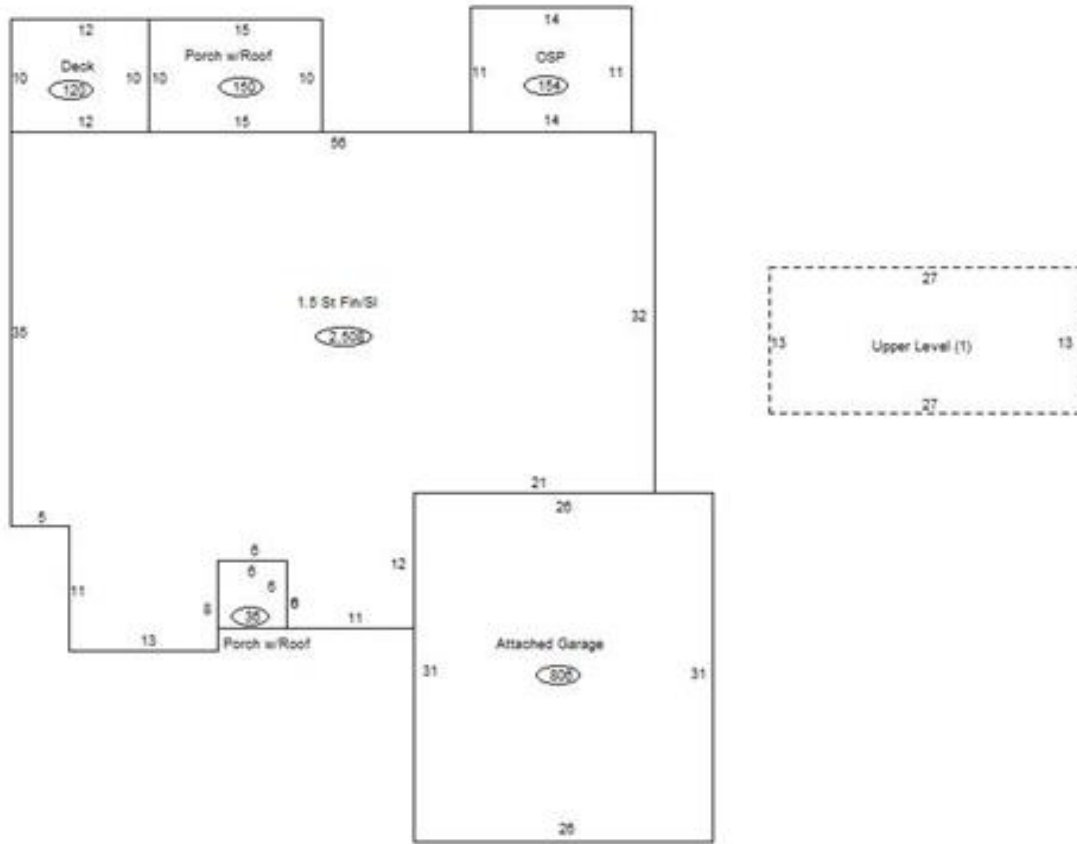
Date 04/18/2026

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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/SI	2,157	1.163	2,508
2	G	1		13	Attached Garage	806	1.000	806
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	150	1.000	150
5	M	PATO		13	Open Slab	154	1.000	154
6	U	^UL		13	Upper Level (1)	351	1.000	351
7	M	WODO		13	WODO	120	1.000	120
Total Building Area						2,157		2,508



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2013	Eff Age 8	
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	13,200	16,800