



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:58:24  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660068455 <b>Parcel ID</b> 000000-00-0-00725-003-0009 <b>Cadastral ID</b> 13-21-14-04180 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 291436 TOBEN, LARRY M & NANCY K REVOCABLE LIVING TRUST  18605 E 99TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18605 E 99TH ST N <b>Subdivision</b> SCISSORTAIL RIDGE <b>Lot/Block</b> 0009 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5 <b>Neighborhood</b> 1027 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29753013 -95.76283996																																																																																																																									
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		 <p style="text-align: right; color: orange;">08/31/2022</p>
Lot Count		
Units Buildable	14560	
Non-Ag Acres	1.0075	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	43,888.00 x 2.64 = 115,844	
Factor Value		<p>\\tsclient\T\TOMMY DUNLAP\r083122 (103)\IMG_0028.JPG 8/31/2022</p>

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	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	3,052 / 3,352
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,052
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	750 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

Cost Approach		Manual : 01/2025	
Base Cost	95.68	Total Misc Impr	+ 13,687
Roofing Adj	+ 4.55	Garage Cost	+ 27,908
Subfloor Adj	+ -2.92	Total RCN	= 438,673
Heat/Cool Adj	+ 14.47	Depreciation ( 16%)	- 70,188
Plumbing Adj	+ 6.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 368,485
Adj Base Cost	= 118.46	Lot Value	+ 115,844
Total Area	x 3,352	Indicated Value	= 484,329
Adjusted Cost	= 397,078	Value Per SqFt	144.49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	455,999	136.04	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	368,485		
Lot Value	115,844		
Indicated Value	484,329	144.49	Per SqFt
Agland Value			
Site Improvements	44,605		
Total Value	528,934	157.80	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	82864		224	224	28.72		6,433
PRCH	SLAB PORCH - COVERED	82865		28	28	29.44		824



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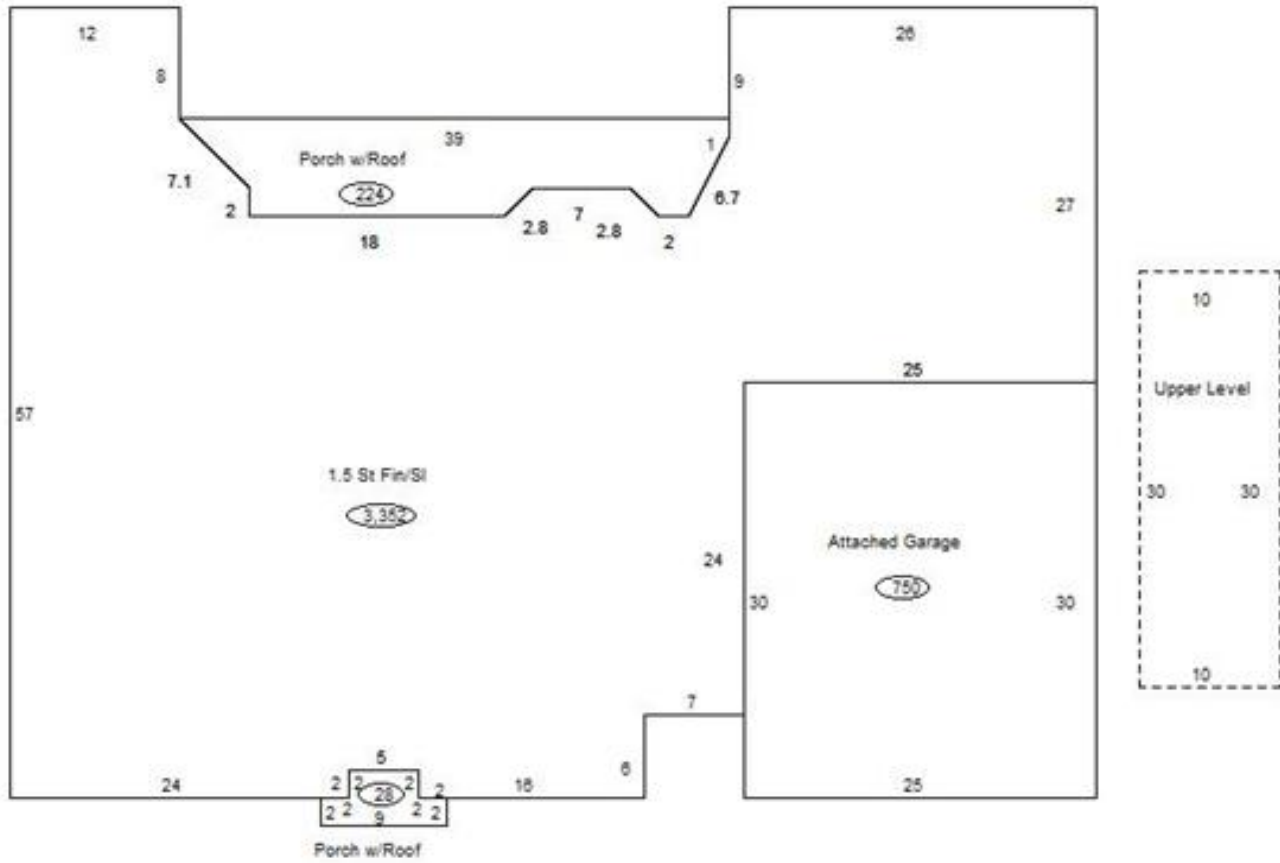
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Sketch Image

660068455



### 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	3,052	1.098	3,352
2	G	1		13	Attached Garage	750	1.000	750
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	28	1.000	28
5	U	^UL	Overhang	13	Upper Level	300	1.000	300
<b>Total Building Area</b>						<b>3,052</b>		<b>3,352</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	32x30x0			960
	Qual	4	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b> Base Cost (37.96 x 960) 36,442		<b>Modifier Total</b> 0	<b>RCN</b> 36,442	<b>Depr (13% Phys/ % Func)</b> 4,737	<b>RCNLD</b> 31,705
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b> 0	<b>RCN</b> 30,000	<b>Depr (57% Phys/ % Func)</b> 17,100	<b>RCNLD</b> 12,900