



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:49:55
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Assessment Data					Primary Image																																																																																																																				
Account 660075142 Parcel ID 000000-00-0-21628-011-0002 Cadastral ID 22-21-14-05860 Property Type REAL - Real Property Property Class UCP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 335293 FOCUS REAL ESTATE LLC PO BOX 7 OWASSO OK 74055-0000 Parcel Location Situs Subdivision PRESTON LAKES Lot/Block 0002 / 0011 Parcel Size .25 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 5001 - TASC 2016 School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28350518 -95.81166571 S 35' LOT 2 BLOCK 11 LESS THE N 10' PRESTON LAKES										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R12</td> <td>ROLL VALUE-WILL 5% UP</td> <td>12/2011</td> <td>11/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	ROLL VALUE-WILL 5% UP	12/2011	11/2013																																																																																																		
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	5000		
Non-Ag Acres	0.118		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	5,137.00 x 1.25 = 6,421		
Factor Value	0		
Adjustments			
Lot Value	6,421		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	872118
Total Building Area		Image Date	7/11/2018
Total Base Value		Name	IMG_2347.JPG
Modifier Value		Description	VACANT LOT
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value			
Land Value	6,421		
Cost Approach Value	6,421		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	6,421
Effective Gross Income (EGI)		Total Appraised Value	6,421
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			