



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	660077025								
Parcel ID	000000-00-0-40055-004-0003								
Cadastral ID	32-23-15-02170								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 2							
Tax Area	31 - OOLOGAH OT/NW FIRE								
Name ID	305533								
WARFORD, CHARLES B									
8934 N 174TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	01126 S MARINA DR								
Subdivision	HARBOUR CREEK VILLAGE								
Lot/Block	0003 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	32 / 23 / 15 / 5								
Neighborhood	1201 - R-V02-NW OOLOGAH								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.43263482 -95.72272500									
LOT 3 BLOCK 4 HARBOUR CREEK VILLAGE									
Building Permits									
Number	Description	Opened	Closed	Amount					
2003-16	R5 FOR IMPROVEMENTS	07/2003	02/2005	87,114					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2194/496	FEDERAL HOME LOAN MTG CORP	09/09/2011	86,000	3					
2168/786	PATTERSON, JOHN T &	04/15/2011	0	10					
1864/558	TULSA NATIONAL BANK NA	04/24/2007	107,000	YES					
1698/266	LESCO CONSTRUCTION LLC	07/21/2005	0	10					
1533/800	OOLOGAH LAND DEVELOPMENT-LLC	10/09/2003	19,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value 17,119	17,119	11%	1,883	Assessed	17,143	1,854.56	
Year Frozen	0	Improvements 170,520	138,724		15,260	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 187,639	155,843		17,143	Total Taxable	17,143	1,855.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660077025	WARFORD, CHARLES B	31	183,097	0	16,327	1,767.00		
2024	2024-660077025	WARFORD, CHARLES B	31	166,506	0	15,549	1,629.00		
2023	2023-660077025	WARFORD, CHARLES B	31	139,007	0	14,809	1,540.00		
2022	2022-660077025	WARFORD, CHARLES B	31	141,852	0	14,103	1,460.00		
2021	2021-660077025	WARFORD, CHARLES B	31	126,550	0	13,432	1,401.00		
2020	2020-660077025	WARFORD, CHARLES B	31	119,620	0	12,792	1,353.00		
2019	2019-660077025	WARFORD, CHARLES B	31	110,758	0	12,183	1,264.00		
2018	2018-660077025	WARFORD, CHARLES B	31	108,817	0	11,970	1,285.00		
2017	2017-660077025	WARFORD, CHARLES B	31	107,895	0	11,860	1,348.00		
2016	2016-660077025	WARFORD, CHARLES B	31	105,159	0	11,295	1,169.00		
2015	2015-660077025	WARFORD, CHARLES B	31	101,872	0	10,757	1,054.00		
2014	2014-660077025	WARFORD, CHARLES B	31	102,702	0	10,245	1,003.00		
2013	2013-660077025	WARFORD, CHARLES B	31	88,703	0	9,757	923.00		



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Lot Data		Square-Foot - NBHD 1201 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1624		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,074.00 x 2.42 = 17,119		
Factor Value			
Adjustments	1.0000		
Lot Value	17,119		



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6/22/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,215 / 1,215
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,215
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	192,411	158.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	146,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	125.79	Total Misc Impr	+	2,759			
Roofing Adj	+ 5.98	Garage Cost	+	16,968			
Subfloor Adj	+ -3.83	Total RCN	=	210,518			
Heat/Cool Adj	+ 14.47	Depreciation (19%)	-	39,998			
Plumbing Adj	+ 14.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	170,520			
Adj Base Cost	= 157.03	Lot Value	+	17,119			
Total Area	x 1,215	Indicated Value	=	187,639			
Adjusted Cost	= 190,791	Value Per SqFt		154.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	170,520		
Lot Value	17,119		
Indicated Value	187,639	154.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,639	154.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	92332	8x3		24	29.45		707
PRCH	SLAB PORCH - COVERED	92333	10x7		70	29.31		2,052



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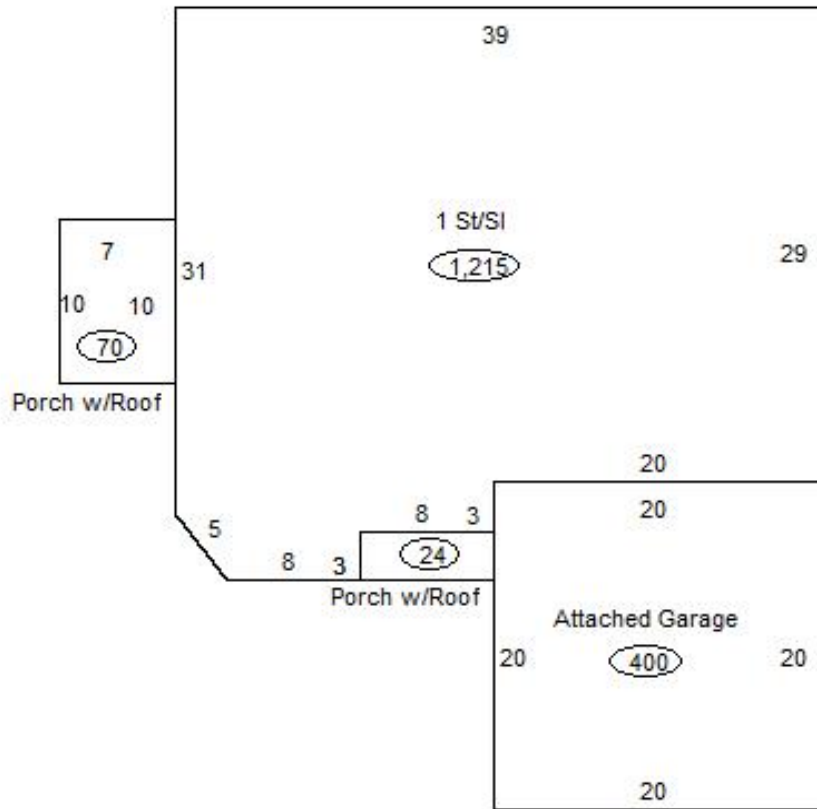
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Sketch Image

660077025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,215	1.000	1,215
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						1,215		1,215