



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:21:36
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Assessment Data					Primary Image																																																																																																																				
Account 660077165 Parcel ID 000000-00-0-00142-009-0002 Cadastral ID 01-21-14-03230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334308 GANN, CHRISTOPHER & STACIE R 16512 CR 3549 ADA OK 74820-0000 Parcel Location Situs 11782 N SANDSTONE DR Subdivision CEDAR BLUFF II Lot/Block 0002 / 0009 Parcel Size 1.05 - Lots Sec/Twn/Rng 1 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32391750 -95.76976985																																																																																																																									
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0472 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,615.00 x 2.08 = 94,682 Factor Value Adjustments 1.0000 Lot Value 94,682		<p>02/06/2018 12:07</p> <p>\\tsclient\C\TOMS PC PICS\2018-02-06 02-06-2018\02-06-2018 04 2/6/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,380 / 2,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,380
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	710 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

Cost Approach		Manual : 01/2025	
Base Cost	109.37	Total Misc Impr	+ 15,509
Roofing Adj	+ 5.20	Garage Cost	+ 26,476
Subfloor Adj	+ -3.40	Total RCN	= 363,380
Heat/Cool Adj	+ 14.47	Depreciation (17%)	- 61,775
Plumbing Adj	+ 9.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 301,605
Adj Base Cost	= 135.04	Lot Value	+ 94,682
Total Area	x 2,380	Indicated Value	= 396,287
Adjusted Cost	= 321,395	Value Per SqFt	166.51



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	364,857	153.30	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	431,990 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	301,605		
Lot Value	94,682		
Indicated Value	396,287	166.51	Per SqFt
Agland Value			
Site Improvements	41,940		
Total Value	438,227	184.13	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	92521	281		281	28.54		8,020
PRCH	SLAB PORCH - COVERED	92522	6x6		36	29.42		1,059



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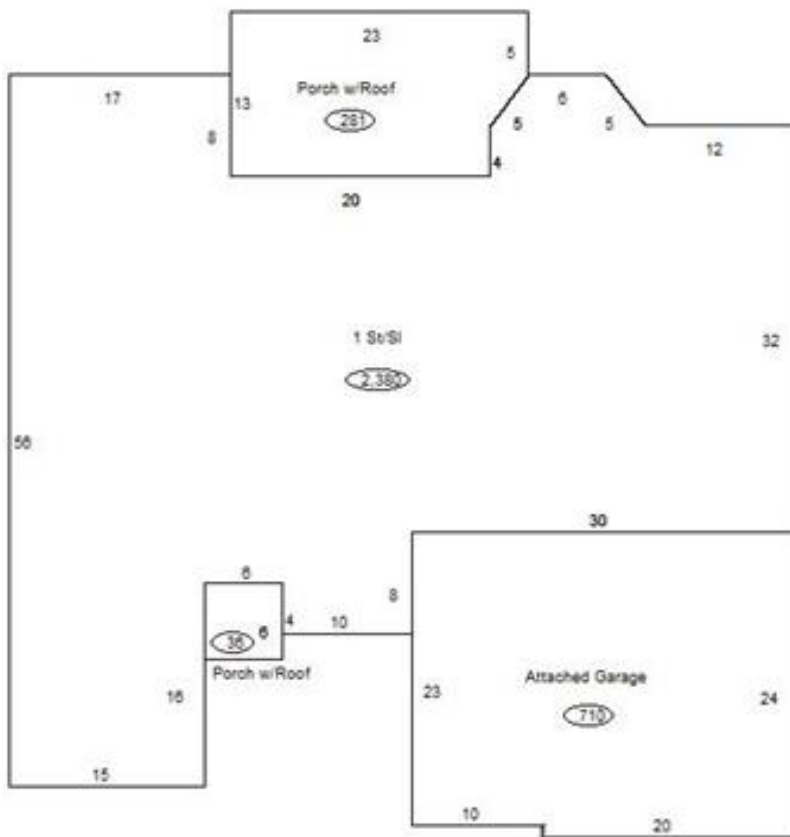
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Sketch Image

660077165



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,380	1.000	2,380
2	G	1		13	Attached Garage	710	1.000	710
3	M	PRCH		13	SLBC	281	1.000	281
4	M	PRCH		13	SLBC	36	1.000	36
Total Building Area						2,380		2,380



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	Cond	Year	2017	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (30,000.00 x 1)		30,000		30,000	1,500	28,500
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,200	
	Qual	2	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (16.00 x 1,200)		19,200		19,200	5,760	13,440
	STF	STG FAIR	0x0x0				
	Qual	Cond	Year		Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						