



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 660079208 Parcel ID 000000-00-0-00163-001-0035 Cadastral ID 18-21-15-03250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 279156 JORDAN, JOSEPH A & VICKI A TRUSTEES 10139 N BONNEY BRIDGE RD OWASSO OK 74055-0000 Parcel Location Situs 10139 BONNEY BRIDGE RD Subdivision CLEAR BROOK Lot/Block 0035 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30006740 -95.75131526 LOT 35 CLEAR BROOK																																																																																																																									
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3499	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	58,800.00 x 2.29 = 134,484	
Factor Value		
Adjustments	1.0000	
Lot Value	134,484	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Frame, Stucco 50% Veneer, Stone
Base/Total Area	3,107 / 5,068
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,107
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	1,879 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

\\tsclient\C\Users\Randy Necessary\Pictures\101_0512\IMG_0043. 5/12/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	959,939	189.41	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	110.89	Total Misc Impr	+ 42,354				
Roofing Adj	+ 4.25	Garage Cost	+ 122,699				
Subfloor Adj	+ -4.00	Total RCN	= 861,295				
Heat/Cool Adj	+ 20.10	Depreciation (15%)	- 129,194				
Plumbing Adj	+ 6.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 732,101				
Adj Base Cost	= 137.38	Lot Value	+ 134,484				
Total Area	x 5,068	Indicated Value	= 866,585				
Adjusted Cost	= 696,242	Value Per SqFt	170.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	732,101		
Lot Value	134,484		
Indicated Value	866,585	170.99	Per SqFt
Agland Value			
Site Improvements	54,359		
Total Value	920,944	181.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,928.49		17,857
PRCH	SLAB PORCH - COVERED	95136	19x12		228	44.58		10,164
PRCH	SLAB PORCH - COVERED	95138	8x8		64	45.73		2,927
PRCH	SLAB PORCH - COVERED	95139	13x12		156	45.07		7,031
PRCH	SLAB PORCH - COVERED	95140	12x8		96	45.57		4,375



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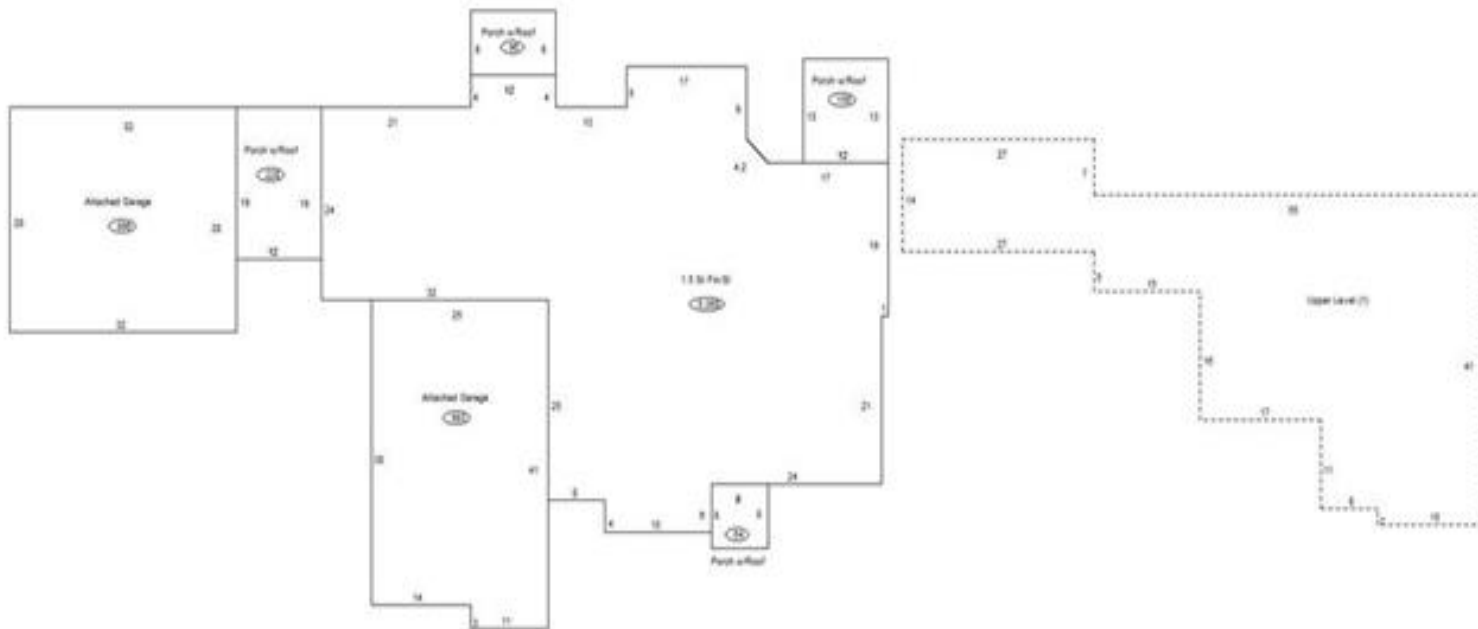
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Sketch Image

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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	3,107	1.631	5,068
2	M	PRCH		13	SLBC	228	1.000	228
3	G	1		13	Attached Garage	896	1.000	896
4	M	PRCH		13	SLBC	64	1.000	64
5	M	PRCH		13	SLBC	156	1.000	156
6	M	PRCH		13	SLBC	96	1.000	96
7	G	1		13	Attached Garage	983	1.000	983
8	U	^UL		13	Upper Level (1)	1,961	1.000	1,961
Total Building Area						3,107		5,068



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG	0x10x14			140	
	Qual	Cond	Year	2022	Eff Age		
				0			
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD		
Base Cost (7.02 x 140)		983		983		983	
	GA	GAZEBO AVG	0x0x0			1	
	Qual	3	Cond	3	Year	2018	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (8,350.00 x 1)		8,350		8,350	835	7,515	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond	3	Year	2018	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (30,000.00 x 1)		30,000		30,000	9,900	20,100	
	GRDT	GARAGE - DETACHED	32x32x0			1,024	
	Qual	3	Cond	3	Year	2017	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD	
Base Cost (27.24 x 1,024)		27,894		27,894	3,626	24,268	
	STA	STG AVG	14x14x0			196	
	Qual	3	Cond	3	Year	2014	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (7.02 x 196)		1,376		1,376		1,376	
	LT	LEAN-TO	5x8x0			40	
	Qual	3	Cond	3	Year	2014	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (2.92 x 40)		117		117		117	