




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:34:40
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Assessment Data					Primary Image																																																																																																																				
Account 660081537 Parcel ID 000000-00-0-00826-001-0043 Cadastral ID 25-21-14-02530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 287762 WINE, LARRY & JANICE FAMILY TRUST 18711 E 81ST ST N OWASSO OK 74055-2696 Parcel Location Situs 18711 E 81ST ST N Subdivision TIMBER GATE Lot/Block 0043 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 14 / 5 Neighborhood 1075 - R-V01-NW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27267655 -95.76643338 LOT 43 BLOCK 1 TIMBER GATE AND PT OF LOT 44 DESC AS BEG AT SW/C OF LOT 44 BLOCK 1; TH N06-2258W 298.44'; TH S09-1354E 221 34'; TH S01-4217E 78.19' TO POB.																																																																																																																									
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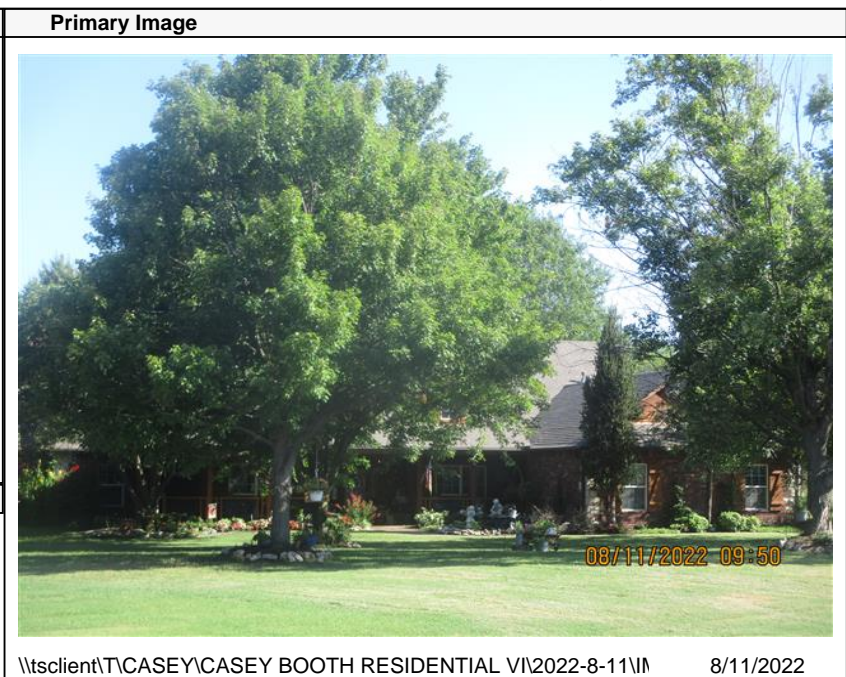
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Lot Data		Square-Foot - NBHD 1075 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.7559		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	76,488.00 x 1.29 = 98,748		
Factor Value			
Adjustments	1.0000		
Lot Value	98,748		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-11\ 8/11/2022

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	3,489 / 3,489
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,489
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	816 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	2005 / 12

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	483,968 138.71 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	530,670 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	431,235
Lot Value	98,748
Indicated Value	529,983 151.90 Per SqFt
Agland Value	
Site Improvements	56,332
Total Value	586,315 168.05 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.25	Total Misc Impr	+ 25,052
Roofing Adj	+ 4.92	Garage Cost	+ 30,363
Subfloor Adj	+ -3.17	Total RCN	= 490,040
Heat/Cool Adj	+ 14.47	Depreciation (12%)	- 58,805
Plumbing Adj	+ 5.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 431,235
Adj Base Cost	= 124.57	Lot Value	+ 98,748
Total Area	x 3,489	Indicated Value	= 529,983
Adjusted Cost	= 434,625	Value Per SqFt	151.90

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
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PRCH	SLAB PORCH - COVERED	98693	271		271	28.57		7,742
PRCH	SLAB PORCH - COVERED	98694	124		124	29.11		3,610
PATO	Slab Porch - Open	98696	13x5		65	12.93		840



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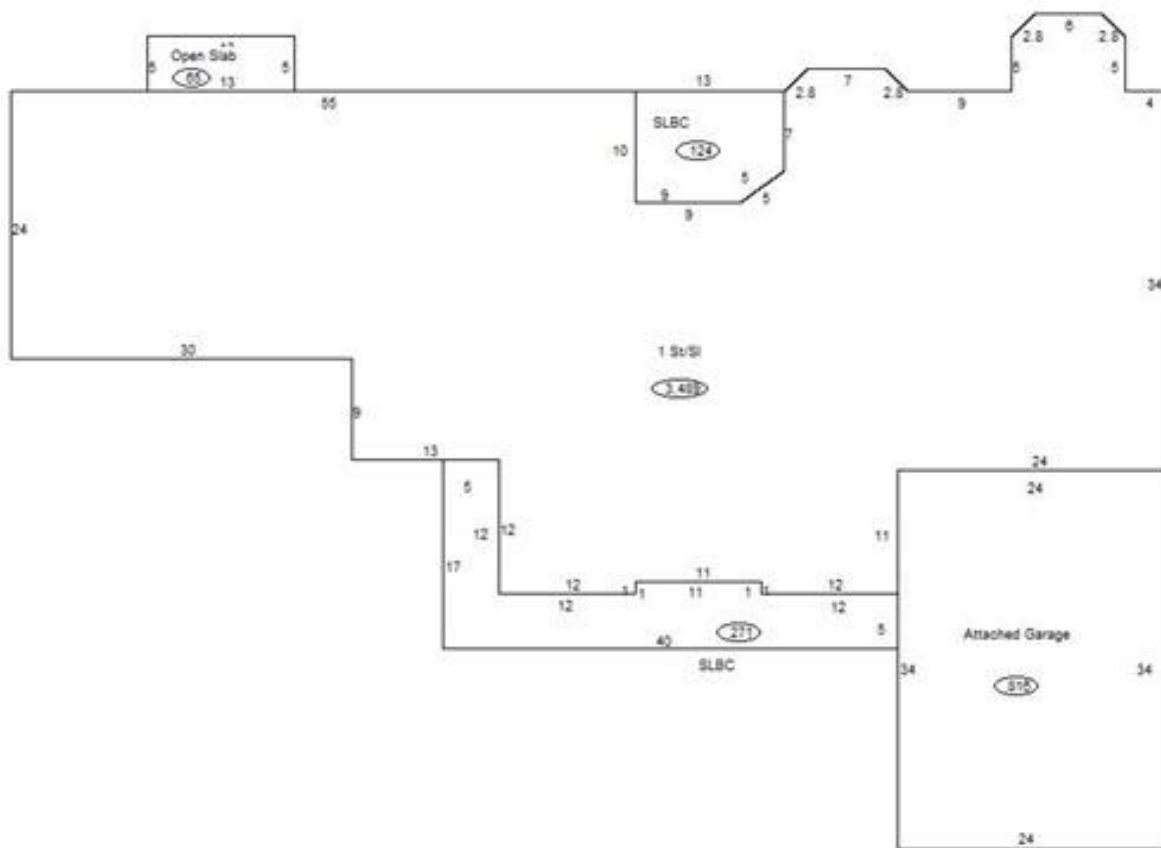
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	816	1.000	816
2	M	PRCH		13	SLBC	271	1.000	271
3	M	PRCH		13	SLBC	124	1.000	124
4	R	1	Slab	13	1 St/SI	3,489	1.000	3,489
5	M	PATO		13	Open Slab	65	1.000	65
Total Building Area						3,489		3,489



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GA	GAZEBO AVG	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (8,350.00 x 1)	8,350		8,350	8,350
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)
		Base Cost (25,000.00 x 1)	25,000		25,000	19,750
	PRCH	SLAB PORCH - COVERED	12x30x0			360
	Qual	3	Cond 3	Year 2014	Eff Age 9	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
		Base Cost (25.80 x 360)	9,288		9,288	8,824
	GRDT	GARAGE - DETACHED	30x25x0			750
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
		Base Cost (27.24 x 750)	20,430		20,430	19,408