



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:40:39  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660081584 <b>Parcel ID</b> 000000-00-0-00826-003-0013 <b>Cadastral ID</b> 25-21-14-03000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 307385 HIXSON, JERRY C JR & KRISTY LOU  8012 N 188TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08012 N 188TH E AVE <b>Subdivision</b> TIMBER GATE <b>Lot/Block</b> 0013 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 25 / 21 / 14 / 5 <b>Neighborhood</b> 1075 - R-V01-NW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27069420 -95.76332213 LOT 13 BLOCK 3 TIMBER GATE																																																																																																																									
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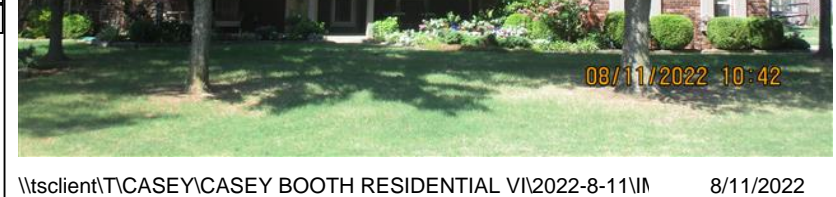
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Lot Data	Square-Foot - NBHD 1075 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0309	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,908.00 x 1.67 = 75,063	
Factor Value		
Adjustments	1.0000	
Lot Value	75,063	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,960 / 2,360
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,960
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	803 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	345,791	146.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	413,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.03	Total Misc Impr	+	16,642			
Roofing Adj	+ 4.49	Garage Cost	+	29,880			
Subfloor Adj	+ -2.85	Total RCN	=	343,103			
Heat/Cool Adj	+ 14.47	Depreciation ( 17%)	-	58,328			
Plumbing Adj	+ 7.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	284,775			
Adj Base Cost	= 125.67	Lot Value	+	75,063			
Total Area	x 2,360	Indicated Value	=	359,838			
Adjusted Cost	= 296,581	Value Per SqFt		152.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,775		
Lot Value	75,063		
Indicated Value	359,838	152.47	Per SqFt
Agland Value			
Site Improvements	16,280		
Total Value	376,118	159.37	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
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	98947	16x8		128	29.09		3,724
PRCH	SLAB PORCH - COVERED	98948	226		226	28.71		6,488



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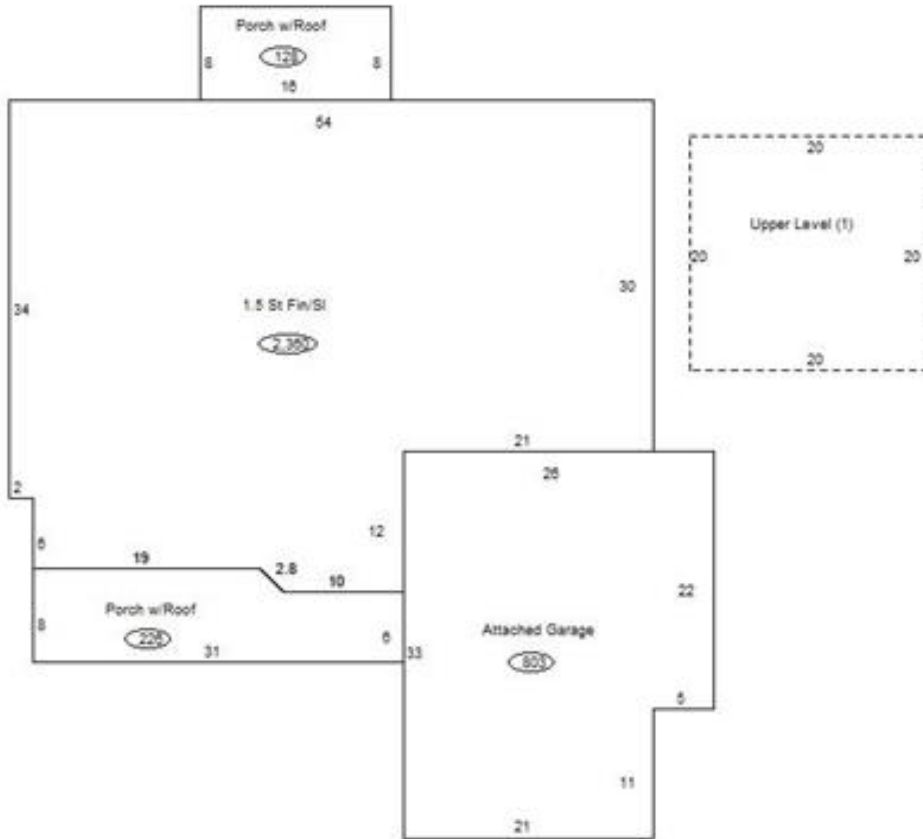
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### Sketch Image

660081584



### 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	1,960	1.204	2,360
2	G	1		13	Attached Garage	803	1.000	803
3	M	PRCH		13	SLBC	128	1.000	128
4	M	PRCH		13	SLBC	226	1.000	226
5	U	^UL		13	Upper Level (1)	400	1.000	400
<b>Total Building Area</b>						1,960		2,360



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	28x16x0			448
	Qual 4	Cond 3	Year 2017	Eff Age 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (41.77 x 448)		18,713	18,713	2,433		16,280