



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 660082503 Parcel ID 000000-00-0-00696-009-0009 Cadastral ID 12-21-14-02821 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343235 EMMONS, RANDALL M & PAULA J & KENNETH DANIEL & MELISSA J EMMONS 10653 N 177TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10653 N 177TH E AVE Subdivision ROLLING MEADOWS Lot/Block 0009 / 0009 Parcel Size .5 - Lots Sec/Twn/Rng 12 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\082922 (103)\IMG_0039.JPG 8/29/2022</p>																													
Legal Description Lat/Long: 36.30790229 -95.77570332																																		
S2 LOT 9 BL 9 ROLLING MEADOWS					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21 000073</td> <td>R22- NEW 7X24 ADD ON/REMODEL</td> <td>02/2021</td> <td>10/2021</td> <td>36,500</td> </tr> <tr> <td>8540</td> <td>01/07/2005R5-SHOP</td> <td>03/2004</td> <td>01/2005</td> <td>11,000</td> </tr> <tr> <td>8381</td> <td>R5 FOR NEW SFR</td> <td>11/2003</td> <td>12/2004</td> <td>87,500</td> </tr> <tr> <td>21</td> <td>R5 FOR IMPROVEMENTS</td> <td>05/2003</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000073	R22- NEW 7X24 ADD ON/REMODEL	02/2021	10/2021	36,500	8540	01/07/2005R5-SHOP	03/2004	01/2005	11,000	8381	R5 FOR NEW SFR	11/2003	12/2004	87,500	21	R5 FOR IMPROVEMENTS	05/2003	12/2004	
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21	R5 FOR IMPROVEMENTS	05/2003	12/2004																															
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
HV	Veteran	Yes	999,999	45,142	/	SMITH, CHRISTINE A	12/06/2023	418,500	YES																									
					/	HARSHFIELD, RICHARD E	08/12/2019	254,500	YES																									
					/	HARSHFIELD, RICHARD E &	03/18/2019	0	4																									
					2638/836	MITCHELL, DONNA J	06/05/2017	244,000	YES																									
					2520/153	CASEY, DAN F &	12/29/2015	205,000	4																									
					1477/280	MITCHELL, LEROY F & DONNA~J	05/14/2003	3,000	4																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																									
Remove Cap	2024		Land Value	140,010	140,010	11%	15,401	Assessed	45,142 4,899.62																									
Year Frozen	2016		Improvements	270,367	270,367		29,741	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	45,142 -4,422.00																									
TIF Project ID	0		Total Value	410,377	410,377		45,142	Total Taxable	0 478.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660082503	EMMONS, RANDALL M & PAULA J &			7	402,879	44316		469.00																									
2024	2024-660082503	EMMONS, RANDALL M & PAULA J &			7	418,502	0		657.00																									
2023	2023-660082503	SMITH, CHRISTINE A			7	290,418	0	31,946	3,450.00																									
2022	2022-660082503	SMITH, CHRISTINE A			7	280,372	0	30,841	3,461.00																									
2021	2021-660082503	SMITH, CHRISTINE A			7	259,221	0	28,514	3,165.00																									
2020	2020-660082503	SMITH, CHRISTINE A			7	257,418	0	28,316	3,139.00																									
2019	2019-660082503	SMITH, CHRISTINE A			7	250,587	1000	26,565	2,962.00																									
2018	2018-660082503	HARSHFIELD, RICHARD E &			7	247,942	1000	26,274	2,835.00																									
2017	2017-660082503	HARSHFIELD, RICHARD E &			7	214,271	1000	21,991	2,396.00																									
2016	2016-660082503	MITCHELL, DONNA J			7	209,007	1000	21,991	2,398.00																									
2015	2015-660082503	CASEY, DAN F &			7	202,555	1000	21,028	2,309.00																									
2014	2014-660082503	CASEY, DAN F &			7	203,499	1000	20,386	2,256.00																									
2013	2013-660082503	CASEY, DAN F &			7	191,718	1000	19,763	2,147.00																									



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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.1621	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	94,183.00 x 1.01 = 94,819	
Factor Value		
Adjustments	1.4766	
Lot Value	140,010	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Vinyl
Base/Total Area	2,052 / 2,314
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,052
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	496 Attached Garage - Finished
Remodel	
Year/Eff Age	2004 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	286,923	123.99	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.91	Total Misc Impr	+	16,916			
Roofing Adj	+ 4.14	Garage Cost	+	19,840			
Subfloor Adj	+ -1.94	Total RCN	=	310,849			
Heat/Cool Adj	+ 12.64	Depreciation (19%)	-	59,061			
Plumbing Adj	+ 6.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	251,788			
Adj Base Cost	= 118.45	Lot Value	+	140,010			
Total Area	x 2,314	Indicated Value	=	391,798			
Adjusted Cost	= 274,093	Value Per SqFt		169.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	251,788		
Lot Value	140,010		
Indicated Value	391,798	169.32	Per SqFt
Agland Value			
Site Improvements	18,579		
Total Value	410,377	177.35	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	100071	35x5		175	26.38		4,617
PRCH	SLAB PORCH - COVERED	100072	96		96	26.63		2,556
PATO	SLAB PORCH - OPEN	100073	40x12		480	8.60		4,128



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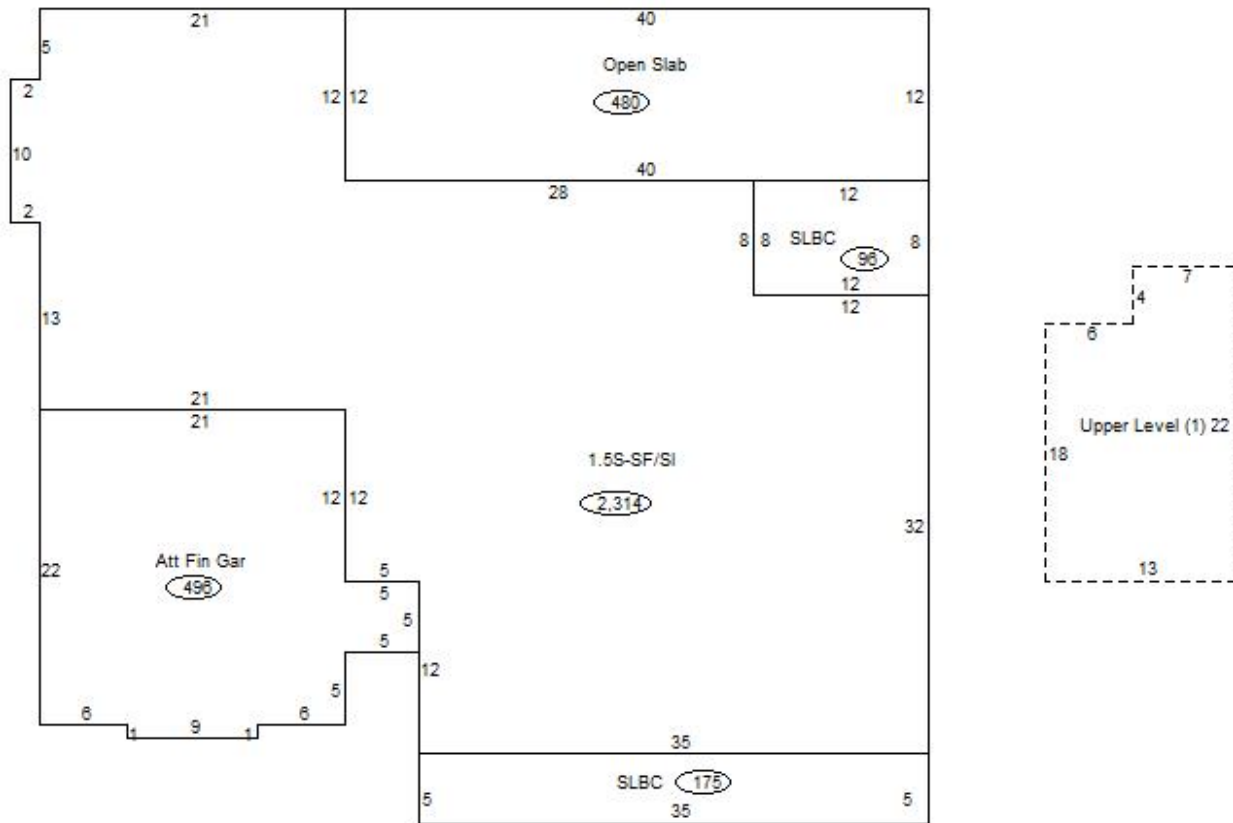
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Sketch Image

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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	1.5S-SF/SI	2,052	1.128	2,314
2	M	PRCH		13	SLBC	175	1.000	175
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	480	1.000	480
5	U	^UL		13	Upper Level (1)	262	1.000	262
6	G	5		13	Att Fin Gar	496	1.000	496
Total Building Area						2,052		2,314



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		12x30x0			360
	Qual 3	Cond 3	Year 2014	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 360)	2,527		2,527	126	2,401
	UTIL Shop Building		30x25x0			750
	Qual 3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (34.24 x 750)	25,680		25,680	9,502	16,178
	STF STG FAIR		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					