



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 660086719 Parcel ID 20N15E-30-2-00000-000-0000 Cadastral ID 30-20-15-01910 Property Type REAL - Real Property Property Class UA VI Area 3 Tax Area 1 - CATOOSA OT Name ID 260501 RIGNEY, JAN JAY & GEORGINA JANE RIGNEY 11880 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 02002 N 193RD E AVE Subdivision Lot/Block / Parcel Size 33.89 - Acres Sec/Twn/Rng 30 / 20 / 15 / 2 Neighborhood 2015 - UNPLATTED School District S002 - CATOOSA SCHOOLS					<p>660086719_001.JPG 12/9/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.18746189 -95.75598990 N/2 SE/4 NW/4 AND S/2 S/2 NE/4 NW/4 AND PT OF S/2 S/2 OF GOVT LOT 1 AND THAT PT OF N/2 OF GOVT LOT 2 ALL LYING EAST OF STATE HWY 167.																																																																																																																									
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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY FLOOD ZONE							
Method								
Base Lot Value								
Factor Value		660086719_001.JPG	12/9/2025					
Adjustments		GRM Approach						
Lot Value		GRM Code						
Residential Data		Gross Rent	0.00					
Type	1 Single Family Residence	Indicated Value						
Condition	4 - Good	Multiple Regression						
Quality	6 - Excellent	MRA Code						
Architecture	TRAD TRADITIONAL	Adusted R						
Style	100% Two Story	Indicated Value						
Exterior Wall	100% Veneer, Stone	Direct Comparables						
Base/Total Area	3,406 / 6,812	Selection Model	1 Res					
Style	100% Two Story	Adjustment Model	A2 AO Test					
HVAC	100% Warmed & Cooled Air	Comparables						
Roof Cover	4 Metal, Preformed	Indicated Value						
Area on Slab	0	Value Reconciliation						
Fixture/RghIn	20 /	Selected Approach	Cost Approach					
Bed/F/H Bath	4 / 4.0 / 1.0	Improvements	1,067,941					
Basement Area	3,406 Total	Lot Value						
Garage Type	646 Built-In Garage 3 Stalls	Indicated Value	1,067,941					
Remodel		Agland Value	1,964					
Year/Eff Age	1990 / 22	Site Improvements	5,734					
Cost Approach		Total Value	2,143,580					
Manual : 01/2025			314.68 Total Value Per SqFt					
Base Cost	118.95	Total Misc Impr	+ 36,303					
Roofing Adj	+ 4.35	Garage Cost	+ 45,201					
Subfloor Adj	+ 0.00	Total RCN	= 1,241,792					
Heat/Cool Adj	+ 21.74	Depreciation (14%)	- 173,851					
Plumbing Adj	+ 6.97	Lump Sums	+ 0					
Basement Adj	+ 18.32	RCNLD	= 1,067,941					
Adj Base Cost	= 170.33	Lot Value	+ 1,067,941					
Total Area	x 6,812	Indicated Value	= 1,067,941					
Adjusted Cost	= 1,160,288	Value Per SqFt	156.77					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
PATO	SLAB PORCH - OPEN	105540	32x15		480	13.50		6,480
PRCH	SLAB PORCH - COVERED	105541	6x3		18	47.10		848



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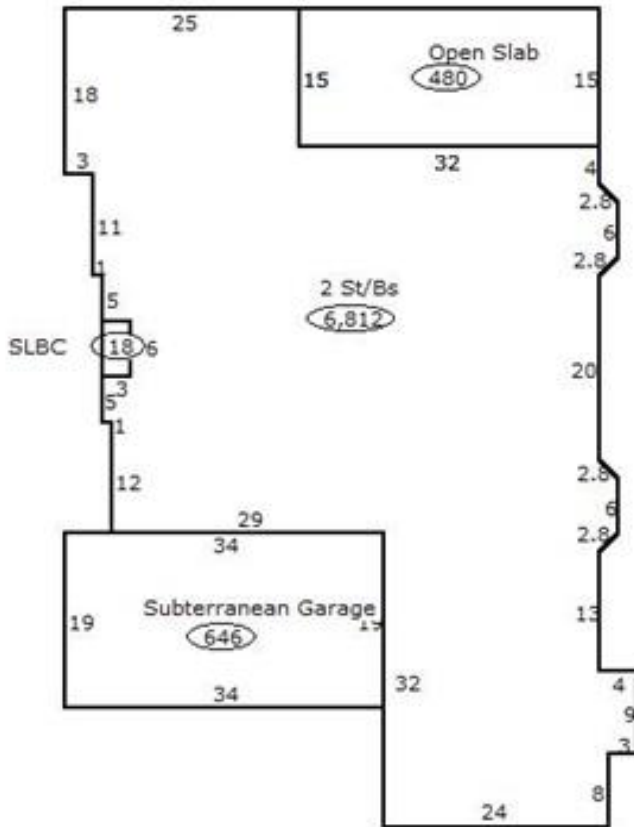
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Basement	20	2 St/Bs	3,406	2.000	6,812
2	G	8		20	Subterranean Garage	646	1.000	646
3	M	PATO		20	Open Slab	480	1.000	480
4	M	PRCH		20	SLBC	18	1.000	18
Total Building Area						3,406		6,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x20x8	Base	Formed Metal	240
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (31.86 x 240)		7,646		7,646	1,912	5,734



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.979	122	122	242	242
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.073	142	142	10	10
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.287	168	168	720	720
HC	HECTOR STONY SANDY LOAM	TMBR	20			6.771	36	36	244	244
RS	ROUGH STONY LAND	TMBR	20			20.779	36	36	748	748
TMBR Totals						33.890			1,964	1,964
Total Agland						33.890			1,964	1,964