



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:02:55  
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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660098213 <b>Parcel ID</b> 000000-00-0-00696-009-0017 <b>Cadastral ID</b> 12-21-14-02831 <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> 316431 FOURNIER, LARRY & HOLLY  17809 E 106TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17809 E 106TH ST N <b>Subdivision</b> ROLLING MEADOWS <b>Lot/Block</b> 0010 / 0009 Parcel Size .5 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 14 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																									
<b>Legal Description</b> Lat/Long: 36.30836092 -95.77436255																																																																																																									
<b>E2 LOT 10 BLOCK 9 ROLLING MEADOWS</b>					<b>Building Permits</b> <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>WP 2016 10 20R18-NEW POOL</td> <td></td> <td>10/2016</td> <td>07/2017</td> <td></td> </tr> <tr> <td>R2016 03 22 R17-NEW 3016 SQ FT SFR</td> <td></td> <td>03/2016</td> <td>01/2017</td> <td>315,000</td> </tr> <tr> <td>R2015 07 1 R16-NEW 2800 SQ FT SFR</td> <td></td> <td>07/2015</td> <td>01/2016</td> <td>65,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2016 10 20R18-NEW POOL		10/2016	07/2017		R2016 03 22 R17-NEW 3016 SQ FT SFR		03/2016	01/2017	315,000	R2015 07 1 R16-NEW 2800 SQ FT SFR		07/2015	01/2016	65,000																																																																												
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	2.4727	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	107,710.00 x .92 = 99,554	
Factor Value		
Adjustments	1.0000	
Lot Value	99,554	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	3,016 / 3,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,016
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	890 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

\\tsclient\T\TOMMY DUNLAP\082922 (103)\IMG\_0043.JPG 8/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	586,046	194.31	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	114.06	Total Misc Impr	+	27,822			
Roofing Adj	+ 6.01	Garage Cost	+	43,085			
Subfloor Adj	+ -4.37	Total RCN	=	499,119			
Heat/Cool Adj	+ 17.38	Depreciation ( 8%)	-	39,930			
Plumbing Adj	+ 8.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	459,189			
Adj Base Cost	= 141.98	Lot Value	+	99,554			
Total Area	x 3,016	Indicated Value	=	558,743			
Adjusted Cost	= 428,212	Value Per SqFt		185.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	459,189		
Lot Value	99,554		
Indicated Value	558,743	185.26	Per SqFt
Agland Value			
Site Improvements	100,120		
Total Value	658,863	218.46	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	7,721.18		7,721
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	130869	10x5		50	36.50		1,825
PRCH	SLAB PORCH - COVERED	130870	9x8		72	36.41		2,622
PRCH	SLAB PORCH - COVERED	130871	451		451	34.71		15,654



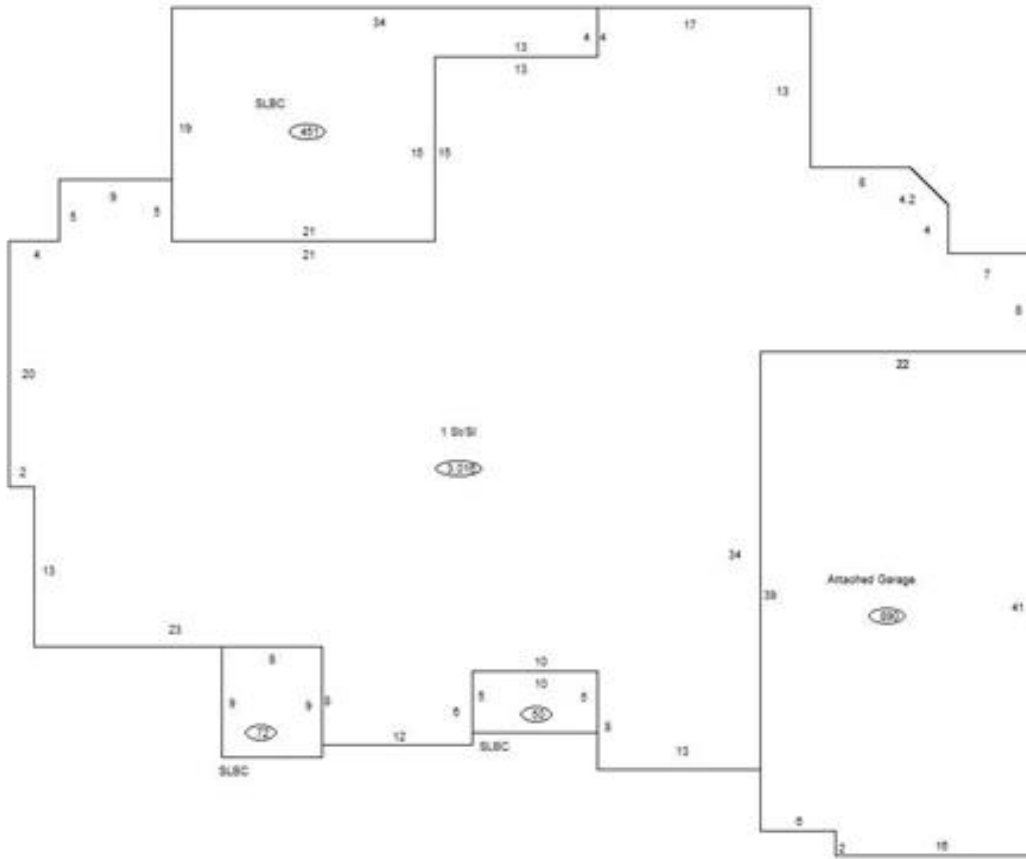
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	3,016	1.000	3,016
2	G	1		10	Attached Garage	890	1.000	890
3	M	PRCH		10	SLBC	50	1.000	50
4	M	PRCH		10	SLBC	72	1.000	72
5	M	PRCH		10	SLBC	451	1.000	451
<b>Total Building Area</b>						<b>3,016</b>		<b>3,016</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	4	Cond 4	Year 2018	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (30,000.00 x 1)		30,000		30,000	8,100	21,900
	UTIL	SHOP BUILDING	70x40x0			2,800	
	Qual	4	Cond 4	Year 2015	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 (32.11 x 2,800)		89,908		89,908	11,688	78,220