



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 660098706 <b>Parcel ID</b> 21N14E-11-2-00649-006-0004 <b>Cadastral ID</b> 11-21-14-07000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 335584 SANDERS, KIM R & JARROD A  16604 E 115TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16604 E 115TH ST N <b>Subdivision</b> QUAILBROOK ESTATES PHASE 2 <b>Lot/Block</b> 0004 / 0006 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1042 - R-V03-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">09/01/2022 11:32</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/2/2022</p>																								
<b>Legal Description</b> Lat/Long: 36.32065422 -95.78837176																													
LOT 4 BLOCK 6 QUAILBROOK ESTATES PHASE 2					<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>R23 052</td> <td>R24 NEW POOL</td> <td>07/2023</td> <td>12/2023</td> <td>83,000</td> </tr> <tr> <td>R21 000068</td> <td>R22- NEW 2968 SQ FT SFR</td> <td>02/2021</td> <td>08/2021</td> <td>170,080</td> </tr> <tr> <td>R2016 02 14</td> <td>R19-NEW 2739 SQ FT SFR</td> <td>11/2016</td> <td>05/2018</td> <td>164,340</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 052	R24 NEW POOL	07/2023	12/2023	83,000	R21 000068	R22- NEW 2968 SQ FT SFR	02/2021	08/2021	170,080	R2016 02 14	R19-NEW 2739 SQ FT SFR	11/2016	05/2018	164,340
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<b>Exemptions</b>					<b>Sale History</b>																								
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																				
H	Homestead	Yes	1,000	1,000	/	SIMMONS HOMES RESIDENTIAL	08/19/2021	354,000	YES																				
					/	K & S DEVELOPMENTS INC	11/10/2020	275,000	WB																				
<b>Parcel Valuation</b>																													
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>																				
Remove Cap	2022		Land Value	111,190	61,318	11%	6,745	Assessed	45,877	4,494.11																			
Year Frozen			Improvements	384,400	355,742		39,132	Penalty	0																				
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-98.00																			
TIF Project ID	0		<b>Total Value</b>	495,590	417,060		45,877	<b>Total Taxable</b>	44,877	4,396.00																			
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-660098706	SANDERS, KIM R & JARROD A			3	485,900	1000	43,541	4,265.00																				
2024	2024-660098706	SANDERS, KIM R & JARROD A			3	455,825	1000	42,243	4,058.00																				
2023	2023-660098706	SANDERS, KIM R & JARROD A			3	354,000	1000	37,940	3,555.00																				
2022	2022-660098706	SANDERS, KIM R & JARROD A			3	354,000	1000	37,940	3,717.00																				
2021	2021-660098706	SANDERS, KIM R & JARROD A			3	55,000	0	1,613	156.00																				
2020	2020-660098706	K & S DEVELOPMENTS INC			3	13,964	0	1,536	148.00																				
2019	2019-660098706	K & S DEVELOPMENTS INC			3	13,964	0	1,536	148.00																				
2018	2018-660098706	K & S DEVELOPMENTS INC			3	13,964	0	1,536	143.00																				
2017	2017-660098706	K & S DEVELOPMENTS INC			3	13,964	0	1,536	144.00																				
2016	2016-660098706	K & S DEVELOPMENTS INC			3	13,964	0	1,536	145.00																				



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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6062		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	26,404.00 x 4.21 = 111,190		
Factor Value			
Adjustments	1.0000		
Lot Value	111,190		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,011 / 2,944
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,011
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	697 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	391,294	132.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	454,190		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.22	Total Misc Impr	+ 12,880
Roofing Adj	+ 3.20	Garage Cost	+ 26,151
Subfloor Adj	+ -1.49	Total RCN	= 372,292
Heat/Cool Adj	+ 12.64	Depreciation ( 4%)	- 14,892
Plumbing Adj	+ 6.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 357,400
Adj Base Cost	= 113.20	Lot Value	+ 111,190
Total Area	x 2,944	Indicated Value	= 468,590
Adjusted Cost	= 333,261	Value Per SqFt	159.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	357,400		
Lot Value	111,190		
Indicated Value	468,590	159.17	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	495,590	168.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151325	10x5		50	26.77		1,339
PRCH	Slab Porch - Covered	151326	61		61	26.74		1,631
PATO	Slab Porch - Open	151327	158		158	10.94		1,729
PRCH	Slab Porch - Covered	151328	230		230	26.21		6,028
PATO	Slab Porch - Open	151329	206		206	10.45		2,153



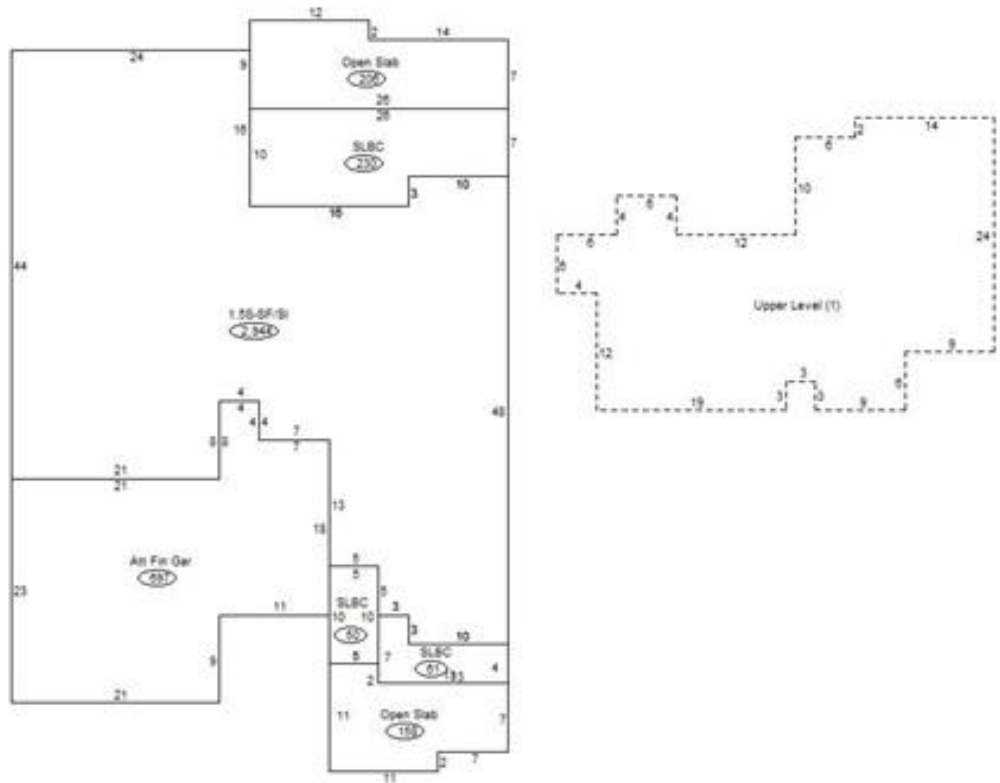
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Sketch Image

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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	2,011	1.464	2,944
2	G	5		13	Att Fin Gar	697	1.000	697
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	61	1.000	61
5	M	PATO		13	Open Slab	158	1.000	158
6	M	PRCH		13	SLBC	230	1.000	230
7	M	PATO		13	Open Slab	206	1.000	206
8	U	^UL		13	Upper Level (1)	933	1.000	933
<b>Total Building Area</b>						<b>2,011</b>		<b>2,944</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2023	Eff Age 2	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000