



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:31:42
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Assessment Data					Primary Image																																																																																				
Account 660100385 Parcel ID 21N14E-24-2-00000-000-0009 Cadastral ID 24-21-14-00261 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 321913 JOHNSON, CURTIS & LINDSEY 9005 N 186TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09005 N 186TH E AVE Subdivision Lot/Block / Parcel Size 6.94 - Acres Sec/Twn/Rng 24 / 21 / 14 / 2 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2022-9-15\IMG_0012.JPG 9/15/2022</p>																																																																																				
Legal Description Lat/Long: 36.28321335 -95.76384567 TR DESC 2639-384 AS COMM SW/C SE; N88.5022E 660.61'; N01.1754W 658.62'; N01.1754W 658.62'; N01.1754W 658.62'; S88.5259W 5.14'; N00 4447E 316.02' TO POB; N01.1242W 48.79'; S38.2236E 256.16'; S01 1242E 160.75'; N88.5259E 500.54'; S01.1718E 521.96'; S88.5228W 551 24'; N01.1242W 699.87'; N38.2236W 173.41' TO																																																																																									
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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	6.9467	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	302,596.00 x .35 = 106,025	
Factor Value		
Adjustments	1.0000	
Lot Value	106,025	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	99% 1 1/2 Story Finished 1% One Story
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	3,372 / 4,261
Style	99% 1 1/2 Story Finished - 1% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,372
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,355 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3



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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	736,887	172.94	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.96	Total Misc Impr	+	51,611			
Roofing Adj	+ 4.99	Garage Cost	+	87,289			
Subfloor Adj	+ -3.38	Total RCN	=	708,297			
Heat/Cool Adj	+ 18.45	Depreciation (3%)	-	21,249			
Plumbing Adj	+ 7.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	687,048			
Adj Base Cost	= 133.63	Lot Value	+	106,025			
Total Area	x 4,261	Indicated Value	=	793,073			
Adjusted Cost	= 569,397	Value Per SqFt		186.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	687,048		
Lot Value	106,025		
Indicated Value	793,073	186.12	Per SqFt
Agland Value			
Site Improvements	4,680		
Total Value	797,753	187.22	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	8,198.48		8,198
PRCH	Slab Porch - Covered	155167	649		649	34.70		22,520
PRCH	Slab Porch - Covered	155168	599		599	34.88		20,893



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1
	Qual 5	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (5,778.25 x 1)		5,778		5,778	1,098	4,680