



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 660104286 Parcel ID 000000-0-0-000365-001-0004 Cadastral ID 36-21-14-03140 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 338461 DUGAN, JAMES & WANDA TRUSTEES DUSAZI TRUST 19108 E BEECHER CT OWASSO OK 74055-0000																																																									
Parcel Location Situs 19108 E BEECHER CT Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lat/Long: 36.25887430 -95.76055886					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>R22</td> <td>R23 NEW SFR</td> <td>08/2022</td> <td>03/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW SFR	08/2022	03/2023																																							
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4812		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	20,962.00 x 5.54 = 116,213		
Factor Value			
Adjustments	1.1106		
Lot Value	129,062		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	3,080 / 3,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,080
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	900 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	107.68	Total Misc Impr	+ 44,808
Roofing Adj	+ 5.62	Garage Cost	+ 51,219
Subfloor Adj	+ -4.35	Total RCN	= 500,092
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 10,002
Plumbing Adj	+ 5.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 490,090
Adj Base Cost	= 131.19	Lot Value	+ 129,062
Total Area	x 3,080	Indicated Value	= 619,152
Adjusted Cost	= 404,065	Value Per SqFt	201.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	490,090		
Lot Value	129,062		
Indicated Value	619,152	201.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	619,152	201.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156638	372		372	31.71		11,796
PRCH	Slab Porch - Covered	156639	590		590	31.03		18,308
FPPF	Fireplace - Prefabricated		1	2023	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit		1	2023	1	4,196.11		4,196
GENR	Generator - Residential Standby		1	2023	1	3,808.00		3,808
SHLT	STORM SHELTER (AG)		1	2023	1	0.00		



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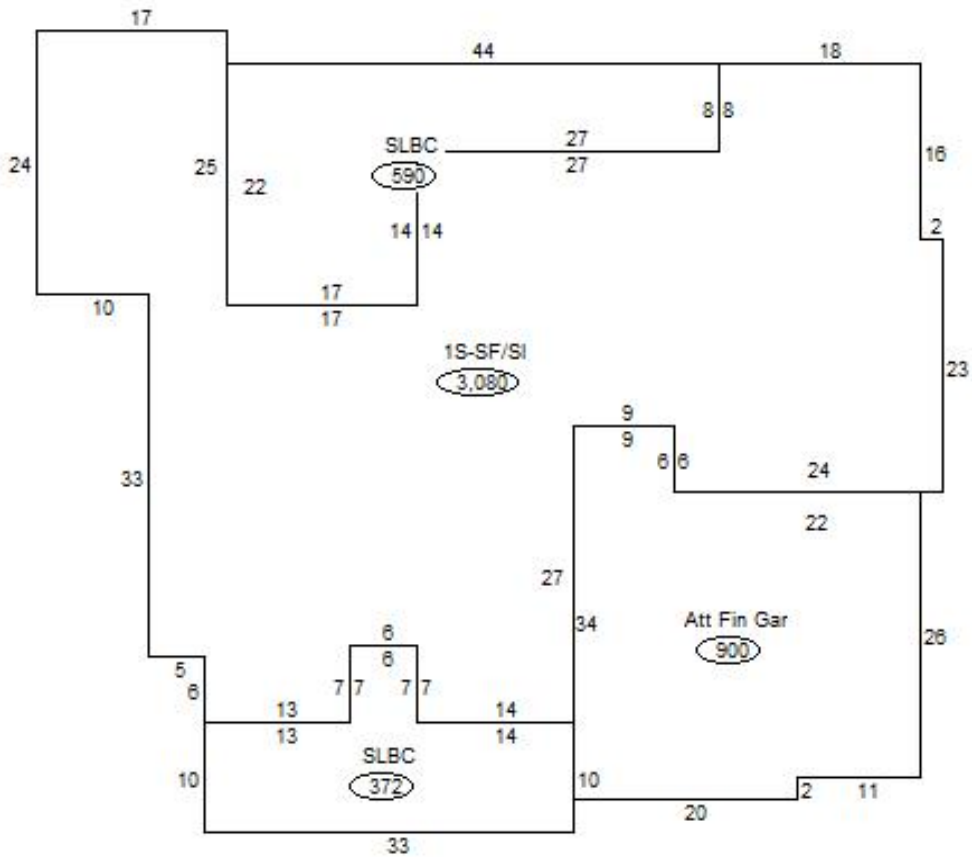
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Sketch Image

660104286



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	3,080	1.000	3,080
2	G	5		20	Att Fin Gar	900	1.000	900
3	M	PRCH		20	SLBC	372	1.000	372
4	M	PRCH		20	SLBC	590	1.000	590
Total Building Area						3,080		3,080