



# 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> 660104297 <b>Parcel ID</b> 000000-0-0-000365-003-0002 <b>Cadastral ID</b> 36-21-14-03250 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 42 - OWASSO CITY/LIMESTONE FD <b>Name ID</b> 336307 NEWMAN, WES K & HANNAH  9706 E 102ND ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07203 N HAWTHORNE LN <b>Subdivision</b> HAWTHORNE AT STONE CANYON PHASE I <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																
<b>Legal Description</b> Lat/Long: 36.25903938 -95.75898446 LOT 2 BLOCK 3 HAWTHORNE AT STONE CANYON PHASE I																																																																
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3284		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	14,305.00 x 5.70 =	81,539	
Factor Value			
Adjustments	1.0000		
Lot Value	81,539		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-22\IMG\_0014.JF 8/22/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Stucco
Base/Total Area	2,239 / 3,188
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,239
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	730 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	529,761	166.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	427,010 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.03	Total Misc Impr	+	22,929			
Roofing Adj	+ 4.43	Garage Cost	+	44,289			
Subfloor Adj	+ -3.24	Total RCN	=	476,238			
Heat/Cool Adj	+ 17.38	Depreciation ( 3%)	-	14,287			
Plumbing Adj	+ 6.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	461,951			
Adj Base Cost	= 128.30	Lot Value	+	81,539			
Total Area	x 3,188	Indicated Value	=	543,490			
Adjusted Cost	= 409,020	Value Per SqFt		170.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	461,951		
Lot Value	81,539		
Indicated Value	543,490	170.48	Per SqFt
Agland Value			
Site Improvements	24,173		
Total Value	567,663	178.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2023	1	7,141.75		7,142
SHLT	STORM SHELTER	0		1 2023	1	0.00		
PRCH	Slab Porch - Covered	154835	5x4		20	36.62		732
PRCH	Slab Porch - Covered	154836	433		433	34.77		15,055



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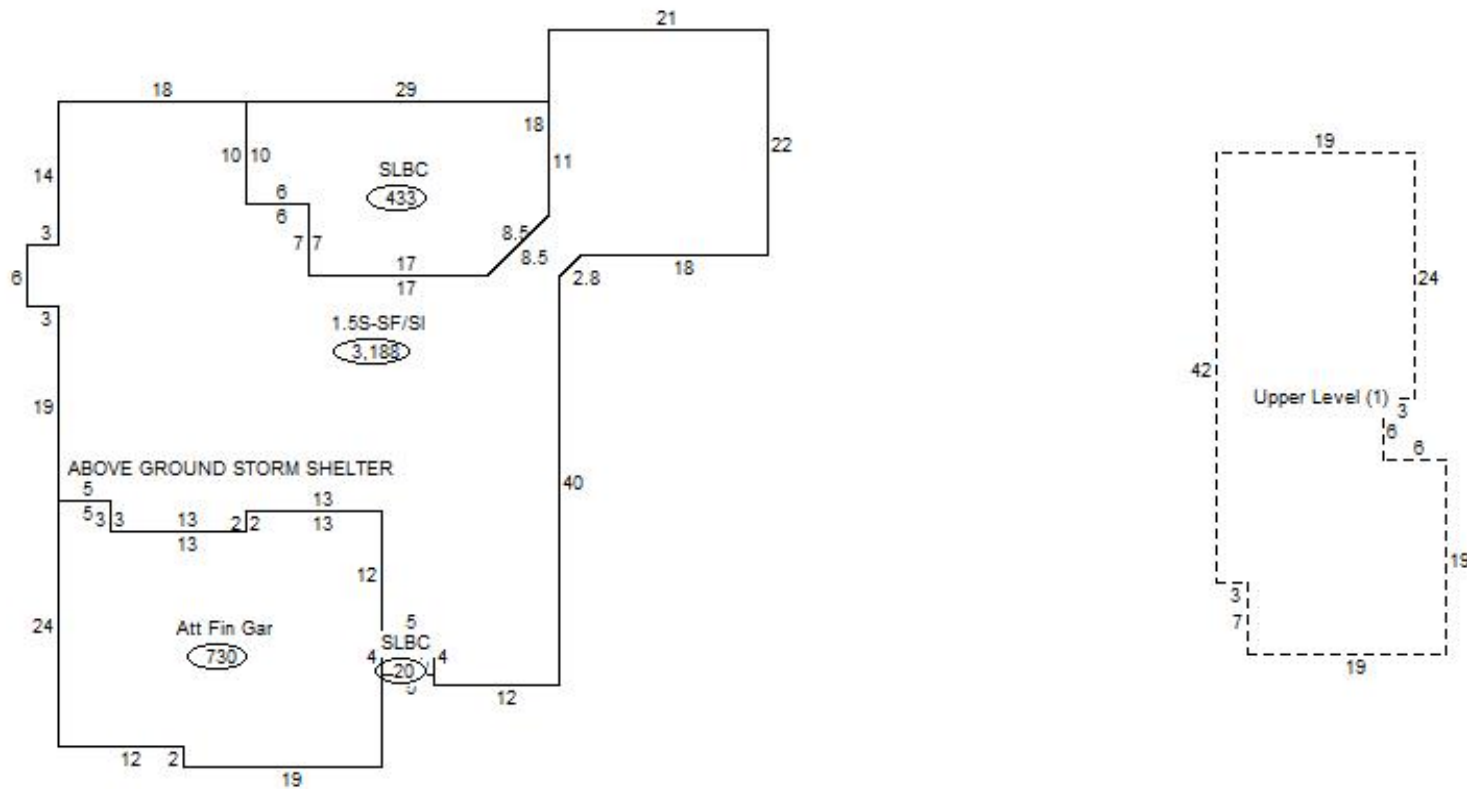
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,239	1.424	3,188
2	G	5		20	Att Fin Gar	730	1.000	730
3	M	PRCH		20	SLBC	20	1.000	20
4	M	PRCH		20	SLBC	433	1.000	433
5	U	^UL		20	Upper Level (1)	949	1.000	949
6	N	0		20	ABOVE GROUND STORM SHELTER		0.000	
<b>Total Building Area</b>						<b>2,239</b>		<b>3,188</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	SWIM-GUNITE	30x12x0	Reinforced-Concrete		360
	Qual	6	Cond	6	Year	2024
				Eff Age	1	

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (70.68 x 360)	25,445	25,445	1,272	24,173