



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 660104332 Parcel ID 000000-0-0-000637-004-0011 Cadastral ID 10-21-14-08890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 339049 WOOD, JAMES & SANDRA 16003 E 106TH PL N OWASSO OK 74055-0000 Parcel Location Situs 16003 E 106TH PL N Subdivision PRESTIGE POND Lot/Block 0011 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lot/Long: 36.30919315 -95.79520243 LOT 11 BLOCK 4 PRESTIGE POND										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>P21 000098</td> <td>R23 NEW POOL</td> <td>12/2021</td> <td>08/2022</td> <td>70,000</td> </tr> <tr> <td>R21 000406</td> <td>R23- NEW 2822 SQ FT SFR</td> <td>10/2021</td> <td>08/2022</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P21 000098	R23 NEW POOL	12/2021	08/2022	70,000	R21 000406	R23- NEW 2822 SQ FT SFR	10/2021	08/2022	220,000																												
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.513		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,348.00 x 4.21 = 94,110		
Factor Value			
Adjustments	1.2039		
Lot Value	113,302		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-10\IMG_0005.JF 8/10/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,884 / 2,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,884
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	778 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	
Adjusted R	0.8445		
Indicated Value	503,309	174.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	599,280		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.70	Total Misc Impr	+ 24,841
Roofing Adj	+ 6.05	Garage Cost	+ 47,201
Subfloor Adj	+ -4.37	Total RCN	= 482,031
Heat/Cool Adj	+ 17.38	Depreciation (3%)	- 14,461
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 467,570
Adj Base Cost	= 142.16	Lot Value	+ 113,302
Total Area	x 2,884	Indicated Value	= 580,872
Adjusted Cost	= 409,989	Value Per SqFt	201.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	467,570		
Lot Value	113,302		
Indicated Value	580,872	201.41	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	607,872	210.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154525	7x5		35	36.56		1,280
PRCH	Slab Porch - Covered	154526	474		474	34.64		16,419
FPPF	Fireplace - Prefabricated			1	1	7,141.75		7,142



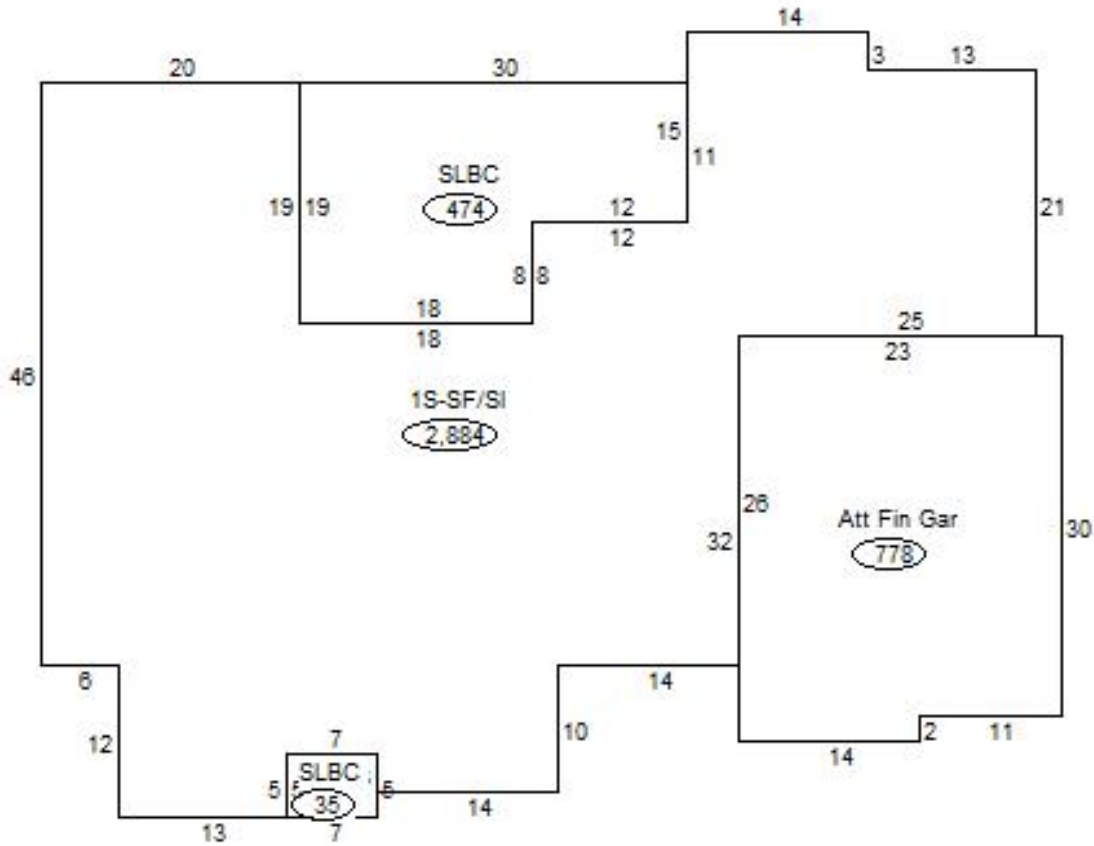
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,884	1.000	2,884
2	G	5		20	Att Fin Gar	778	1.000	778
3	M	PRCH		20	SLBC	35	1.000	35
4	M	PRCH		20	SLBC	474	1.000	474
Total Building Area						2,884		2,884



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2022	Eff Age 2	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000