



# 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> 660106271 <b>Parcel ID</b> 000000-0002-014-0-000-00 <b>Cadastral ID</b> 01-20-14-04840 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 340474 BLOSE, BOBBY MARK & LETICIA MEDEL BLOSE-TRUSTEES BLOSE FAMILY REVOCABLE TRUST 19149 E WHITE WILLOW PASS OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 19149 E WHITE WILLOW PASS <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE IV <b>Lot/Block</b> 0014 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.24049296 -95.76336477					<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 057</td> <td>R24 NEW POOL</td> <td>08/2023</td> <td>11/2023</td> <td>70,000</td> </tr> <tr> <td>R22 046</td> <td>R23- NEW SFR 2801 SQ FT</td> <td>02/2022</td> <td>03/2023</td> <td>230,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 057	R24 NEW POOL	08/2023	11/2023	70,000	R22 046	R23- NEW SFR 2801 SQ FT	02/2022	03/2023	230,000																														
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.532		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,173.00 x 5.23 = 121,298		
Factor Value			
Adjustments	1.4000		
Lot Value	169,817		



\\tsclient\T\ROB STUFF\2023-3-22\IMG\_0007.JPG 3/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,816 / 2,816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,816
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	774 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	475,852		
Lot Value	169,817		
Indicated Value	645,669	229.29	Per SqFt
Agland Value			
Site Improvements	22,137		
Total Value	667,806	237.15	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	116.37	Total Misc Impr	+	32,758
Roofing Adj	+ 6.08	Garage Cost	+	46,959
Subfloor Adj	+ -4.37	Total RCN	=	480,659
Heat/Cool Adj	+ 17.38	Depreciation ( 1%)	-	4,807
Plumbing Adj	+ 6.92	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	475,852
Adj Base Cost	= 142.38	Lot Value	+	169,817
Total Area	x 2,816	Indicated Value	=	645,669
Adjusted Cost	= 400,942	Value Per SqFt		229.29

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156617	7x7		49	36.50		1,789
PRCH	Slab Porch - Covered	156618	548		548	34.38		18,840
FPPF	Fireplace - Prefabricated			1 2023	1	7,141.75		7,142
ODFP	Outdoor Fireplace/Firepit			1 2023	1	4,987.18		4,987



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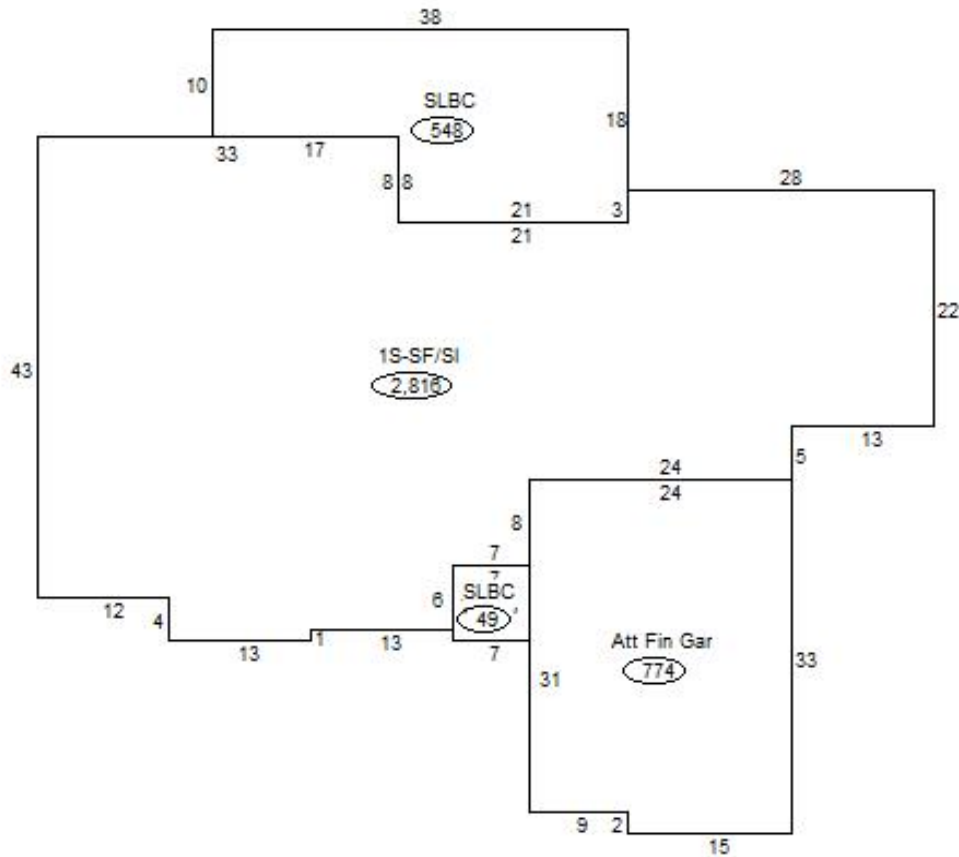
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,816	1.000	2,816
2	G	5		20	Att Fin Gar	774	1.000	774
3	M	PRCH		20	SLBC	49	1.000	49
4	M	PRCH		20	SLBC	548	1.000	548
<b>Total Building Area</b>						<b>2,816</b>		<b>2,816</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		426
	Qual 4	Cond 4	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 (57.74 x 426)		24,597		24,597	2,460	22,137