



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:48:50
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Assessment Data				Primary Image																																																		
Account 660106452 Parcel ID 23N14E-24-4-00000-003-0000 Cadastral ID 24-23-14-00155 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 336804 KINCADE, HUNTER D & STUTLZ, AMBER B 8432 N 68TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10840 S 4070 RD Subdivision Lot/Block / Parcel Size 1.01 - Acres Sec/Twn/Rng 24 / 23 / 14 / 4 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS				<p>660106452_001.JPG 4/5/2024</p>																																																		
Legal Description Lat/Long: 36.45583008 -95.75881348																																																						
TR DESC 2021-023472 AS COMM NE/C N2 N2 SE SE; W 210'; S 210'; TH TO EAST LINE THEREOF; N 210' TO POB.				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 111</td> <td>R23 NEW SFR 1760 SQ FT</td> <td>03/2022</td> <td>04/2023</td> <td>229,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 111	R23 NEW SFR 1760 SQ FT	03/2022	04/2023	229,000																																			
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Lot Data		Square-Foot - NBHD 4030 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	44,244.00 x .65 = 28,656		
Factor Value			
Adjustments	1.0000		
Lot Value	28,656		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,740 / 1,740
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,740
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

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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	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	88.66	Total Misc Impr	+ 21,280
Roofing Adj	+ 4.79	Garage Cost	+ 0
Subfloor Adj	+ -1.09	Total RCN	= 212,384
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,248
Plumbing Adj	+ 6.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,136
Adj Base Cost	= 109.83	Lot Value	+ 28,656
Total Area	x 1,740	Indicated Value	= 236,792
Adjusted Cost	= 191,104	Value Per SqFt	136.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,136		
Lot Value	28,656		
Indicated Value	236,792	136.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,792	136.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156833	58x8		464	22.93		10,640
PRCH	Slab Porch - Covered	156834	58x8		464	22.93		10,640



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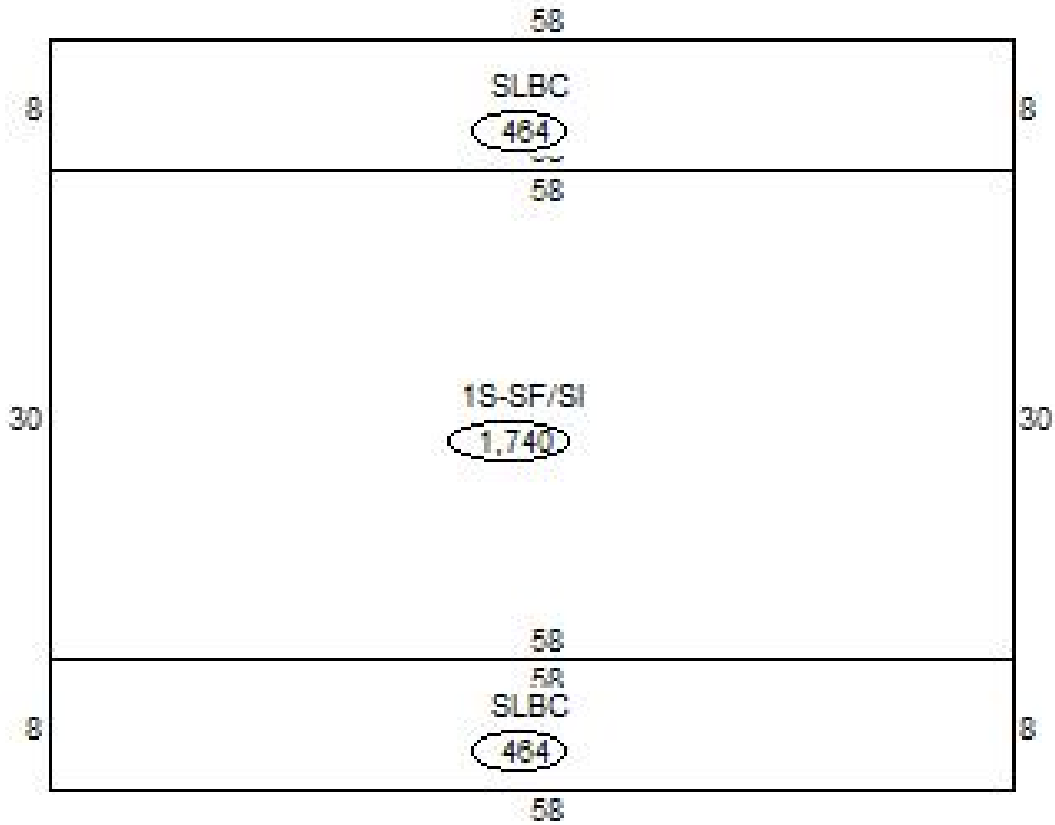
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Sketch Image

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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	1,740	1.000	1,740
2	M	PRCH		20	SLBC	464	1.000	464
3	M	PRCH		20	SLBC	464	1.000	464
Total Building Area						1,740		1,740