




# 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> 660108671 <b>Parcel ID</b> 000000-00-0-00705-003-00014 <b>Cadastral ID</b> 07-21-15-01521 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 343378 WENDT, A CHANNING & CHARITY  PO BOX 2154 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 04255 E 490 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0014 / 0003 Parcel Size .5 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					 <p>660108671_001.JPG 3/26/2025</p>																																																											
<b>Legal Description</b> Lat/Long: 36.30832693 -95.75365871 W2 OF LOT 14 BLOCK 3 ROLLING MEADOWS EXT																																																																
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size	0	0	
Lot Count	0.5		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	105,000.00 x .94 = 98,605		
Factor Value			
Adjustments	1.0000		
Lot Value	98,605		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,849 / 3,849
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,849
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	852 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 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	625,190		
Lot Value	98,605		
Indicated Value	723,795	188.05	Per SqFt
Agland Value			
Site Improvements	31,229		
Total Value	755,024	196.16	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117,14	Total Misc Impr	+ 24,711
Roofing Adj	+ 6.19	Garage Cost	+ 54,886
Subfloor Adj	+ -4.27	Total RCN	= 631,505
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	- 6,315
Plumbing Adj	+ 5.88	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 625,190
Adj Base Cost	= 143.39	Lot Value	+ 98,605
Total Area	x 3,849	Indicated Value	= 723,795
Adjusted Cost	= 551,908	Value Per SqFt	188.05

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	171828	56		56	37.14		2,080
PATC	Patio - Covered	171829	33x8		264	23.20		6,125
PRCH	Porch	171830	6x6		36	37.21		1,340
FPPF	Fireplace - Prefabricated		2	2025	2	7,583.24		15,166
SHLT	STORM SHELTER (AG)		1	2025	1	0.00		



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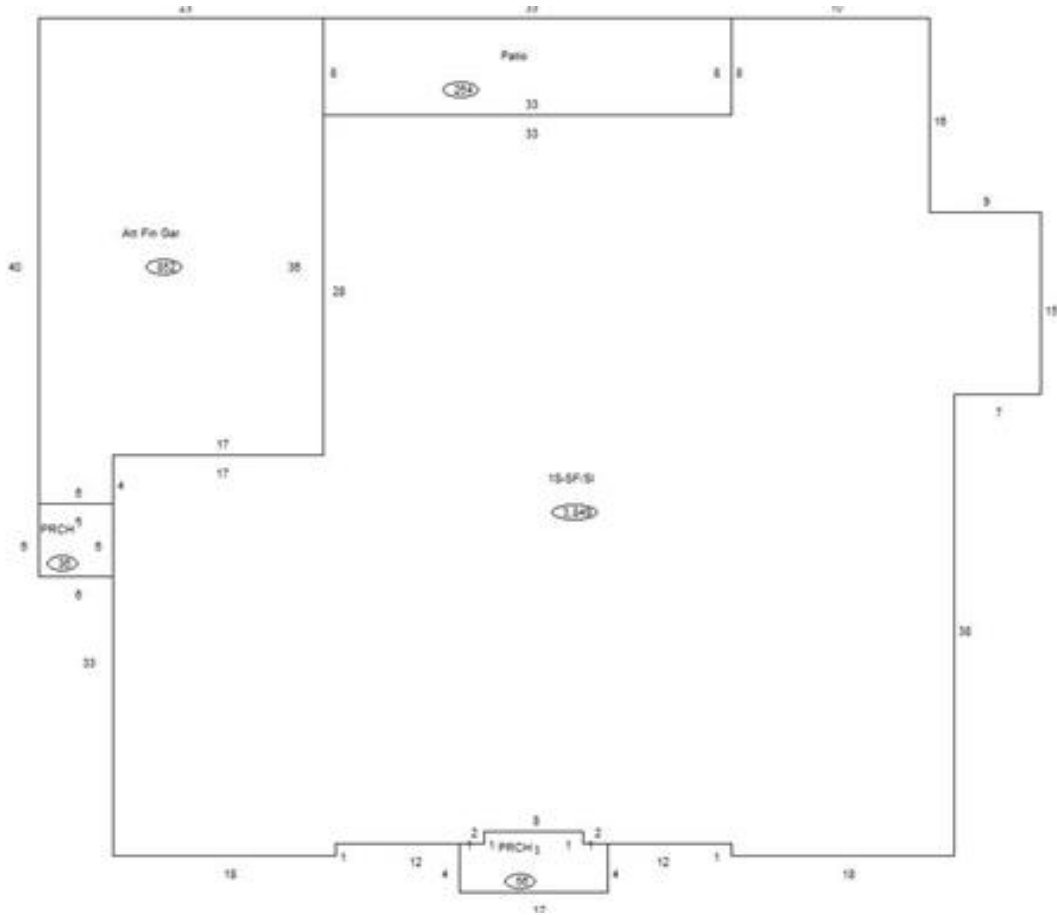
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	3,849	1.000	3,849
2	G	5		10	Att Fin Gar	852	1.000	852
3	M	PRCH		10	PRCH	56	1.000	56
4	M	PATC		10	Patio	264	1.000	264
5	M	PRCH		10	PRCH	36	1.000	36
<b>Total Building Area</b>						<b>3,849</b>		<b>3,849</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			960
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (32.53 x 960)	31,229		31,229	31,229