



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:34:07
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Assessment Data					Primary Image																																																																																																																				
Account 660001427 Parcel ID 000000-00-0-00366-004-0006 Cadastral ID 02-21-14-02650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 342780 LEE, BONA & DAO X LEE & BENJAMIN V LEE & JANIS LEE 9203 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 11640 N 177TH E AVE Subdivision HENRI-EDDA Lot/Block 0006 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 14 / 5 Neighborhood 1082 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32326994 -95.77690883																																																																																																																									
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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2872	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	99,629.00 x 1.17 = 116,685	
Factor Value		
Adjustments	1.0500	
Lot Value	122,519	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,675 / 1,675
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,675
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\C\TOMS PC PICS\2018-02-12 02-12-2018\02-12-2018 06 2/12/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,014	124.78	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	249,080 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	111.55	Total Misc Impr	+	6,554	
Roofing Adj	+ 4.87	Garage Cost	+	18,963	
Subfloor Adj	+ -2.31	Total RCN	=	253,334	
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	114,000	
Plumbing Adj	+ 9.26	Lump Sums	+	3,879	
Basement Adj	+ 0.00	RCNLD	=	143,213	
Adj Base Cost	= 136.01	Lot Value	+	122,519	
Total Area	x 1,675	Indicated Value	=	265,732	
Adjusted Cost	= 227,817	Value Per SqFt		158.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,213		
Lot Value	122,519		
Indicated Value	265,732	158.65	Per SqFt
Agland Value			
Site Improvements	7,837		
Total Value	273,569	163.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	3933		7x5	35	26.82		939
WODO	WOOD DECK - OPEN	3934		16x12	192	22.45	10%	3,879



Rogers

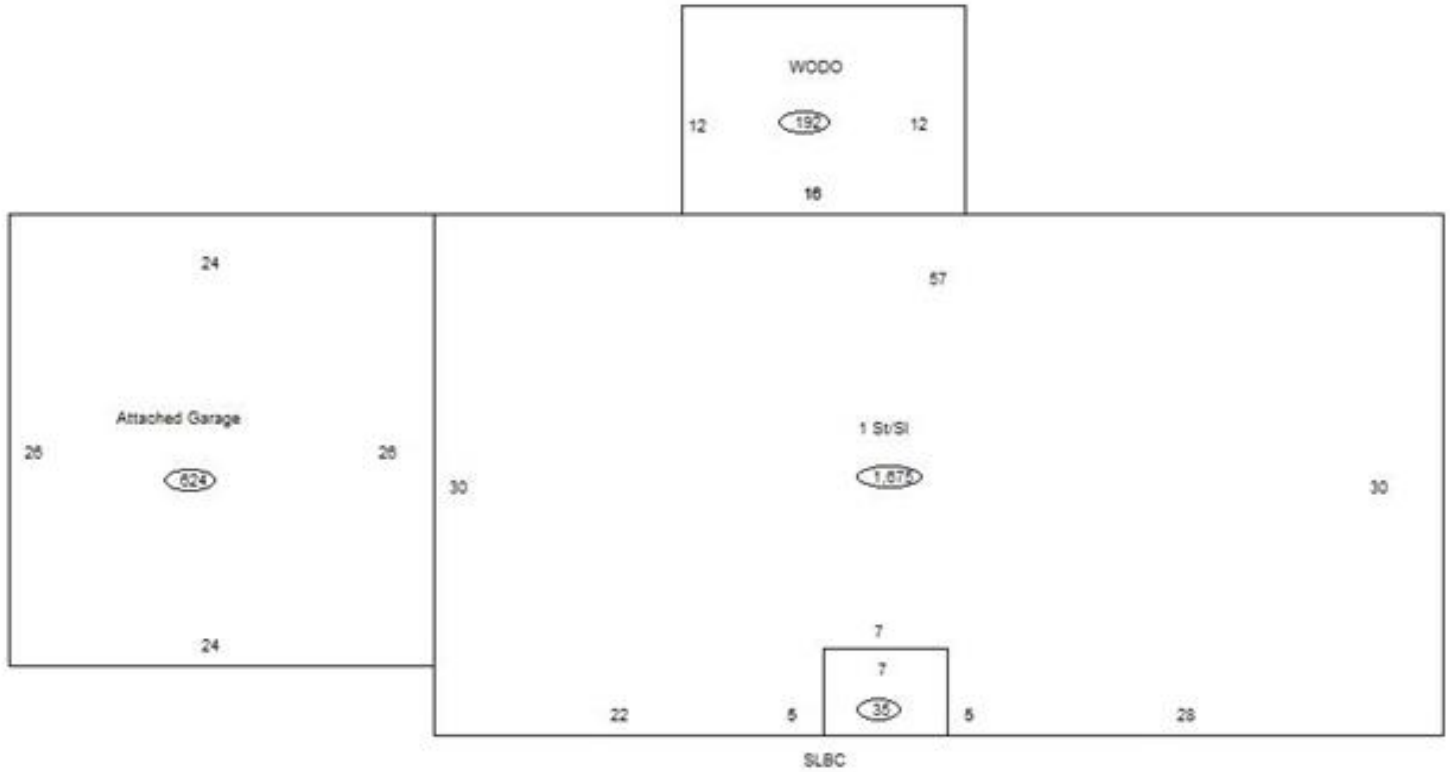
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Sketch Image

660001427



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,675	1.000	1,675
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	35	1.000	35
4	M	WODO		10	WODO	192	1.000	192
Total Building Area						1,675		1,675



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR				240	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 240)		1,123		1,123	786	337
	SV	SWIM VINYL				1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	17,500	7,500
	STF	STG FAIR					
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						
	PCPT	Carport - Portable					
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x)						