



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 04:06:51  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005140 <b>Parcel ID</b> 000000-00-0-00471-005-0015 <b>Cadastral ID</b> 06-21-15-03600 <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> 346051 XIONG, KOU & XY LEE  8219 N 117TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11602 N 195TH E AVE <b>Subdivision</b> LOOKING GLASS EXT <b>Lot/Block</b> 0015 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 15 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0426\IMG_0079. 4/28/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32289578 -95.75566191 LOT 15 BLOCK 5 LOOKING GLASS EXT.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1014 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.3318		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,454.00 x 1.85 = 26,712		
Factor Value			
Adjustments	1.0000		
Lot Value	26,712		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0426\IMG\_0079. 4/28/2022

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	1,772 / 1,772
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	196,767 111.04 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	182,410 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	180,275
Lot Value	26,712
Indicated Value	206,987 116.81 Per SqFt
Agland Value	
Site Improvements	
Total Value	206,987 116.81 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.82	Total Misc Impr	+ 8,375
Roofing Adj	+ 4.37	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 228,196
Heat/Cool Adj	+ 11.47	Depreciation ( 21%)	- 47,921
Plumbing Adj	+ 7.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 180,275
Adj Base Cost	= 117.45	Lot Value	+ 26,712
Total Area	x 1,772	Indicated Value	= 206,987
Adjusted Cost	= 208,121	Value Per SqFt	116.81

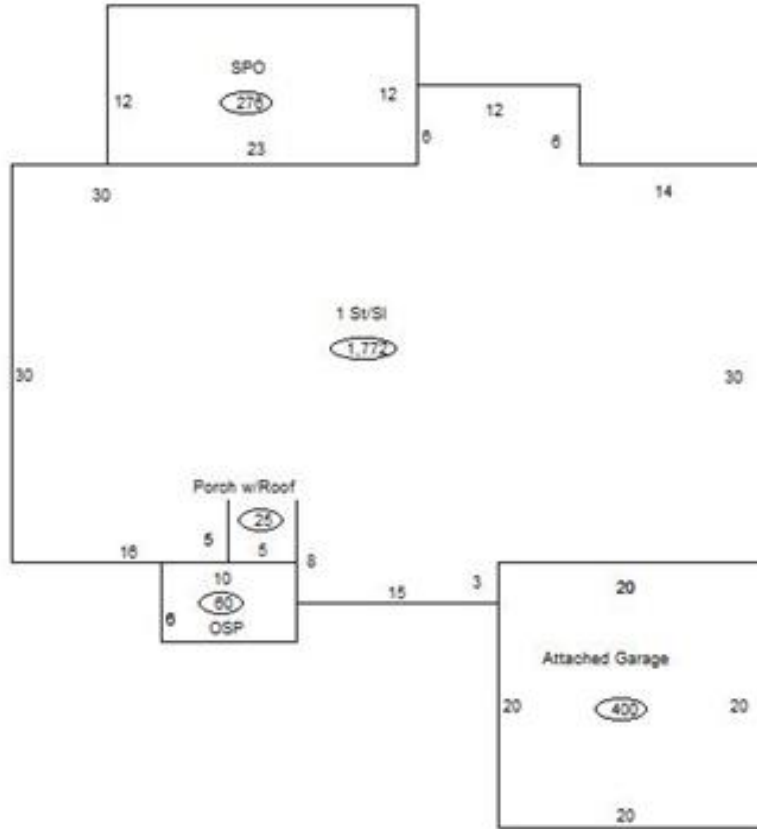
### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	12880	60		60	10.86		652
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	12881	23x12		276	25.79		7,118
PRCH	SLAB PORCH - COVERED	12882	5x5		25	24.19		605



Sketch Image

660005140



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,772	1.000	1,772
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	60	1.000	60
4	M	EPKS		13	Screen Porch	276	1.000	276
5	M	PRCH		13	SLBC	25	1.000	25
<b>Total Building Area</b>						<b>1,772</b>		<b>1,772</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						