



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:59:21
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Assessment Data					Primary Image																																																																																																																				
Account 660011514 Parcel ID 21N14E-11-1-00000-000-0000 Cadastral ID 11-21-14-00600 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348585 BIRD CREEK PROPERTIES LLC PO BOX 690033 TULSA OK 74136-0000 Parcel Location Situs 17680 E 116TH ST N Subdivision Lot/Block / Parcel Size 8.05 - Acres Sec/Twn/Rng 11 / 21 / 14 / 1 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32083278 -95.77742367																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 8.1636 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 355,605.00 x .37 = 132,461 Factor Value Adjustments 3.4302 Lot Value 454,368		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,834 / 1,834
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	628 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

\\tsclient\C\TOMS PC PICS\2018-05-04 05-04-2018\05-04-2018 02 5/8/2018 GRM Approach GRM Code Gross Rent 0.00 Indicated Value Multiple Regression MRA Code Adusted R Indicated Value Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value Value Reconciliation Selected Approach Cost Approach Improvements 133,174 Lot Value 454,368 Indicated Value 587,542 320.36 Per SqFt Agland Value Site Improvements Total Value 587,542 320.36 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.17	Total Misc Impr	+ 8,768	Roofing Adj	+ 4.79	Garage Cost	+ 19,072
Subfloor Adj	+ 0.00	Total RCN	= 261,125	Heat/Cool Adj	+ 0.97	Depreciation (49%)	- 127,951
Plumbing Adj	+ 6.27	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 133,174
Adj Base Cost	= 127.20	Lot Value	+ 454,368	Total Area	x 1,834	Indicated Value	= 587,542
		Value Per SqFt	320.36	Adjusted Cost	= 233,285		

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	27124	8x5		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	27125	26x3		78	26.68		2,081
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



Rogers

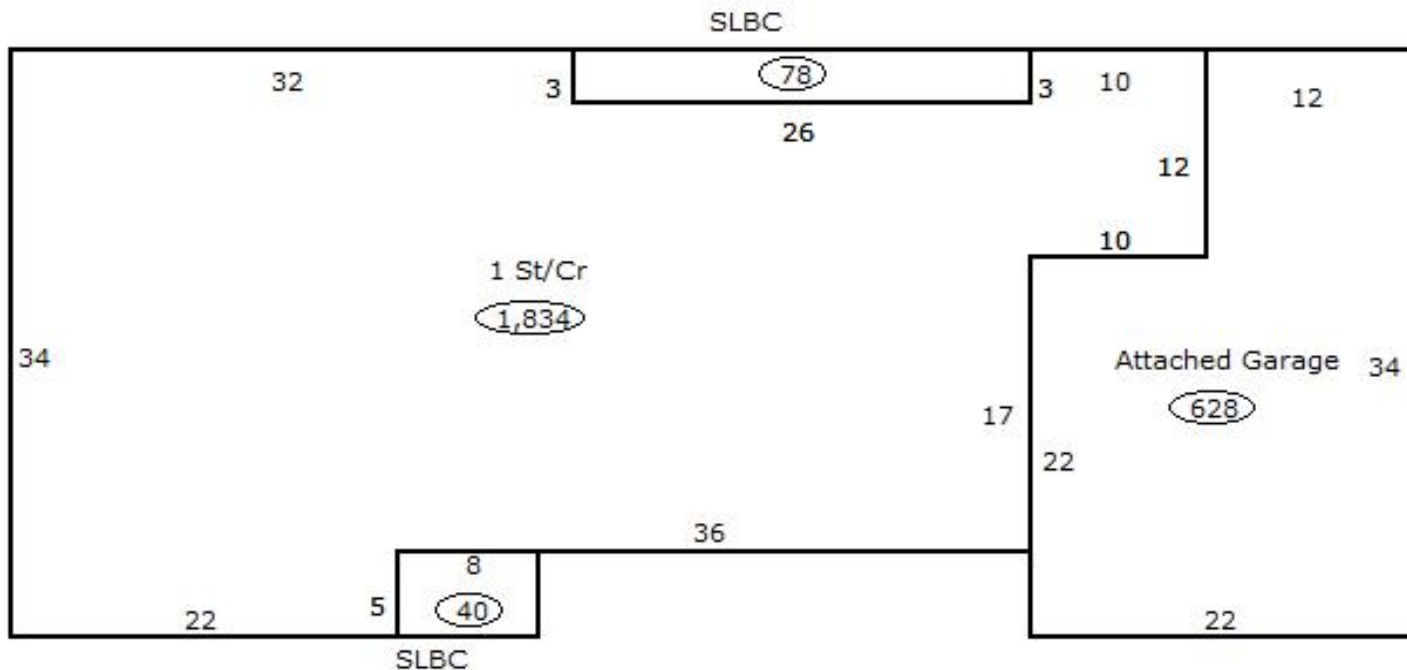
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Sketch Image

660011514



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,834	1.000	1,834
2	G	1		13	Attached Garage	628	1.000	628
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	78	1.000	78
Total Building Area						1,834		1,834



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			600
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (10.48 x 600)		6,288		6,288	6,288
	HS	HAY SHED	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x 400)		1,872		1,872	1,872
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x 168)		786		786	786