



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:34:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011520 Parcel ID 21N14E-11-1-00000-000-0000 Cadastral ID 11-21-14-01200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 312634 WALKER, JOE D & JENNIFER L TRUST 17301 E 113TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17301 E 113TH ST N Subdivision Lot/Block / Parcel Size 3.34 - Acres Sec/Twn/Rng 11 / 21 / 14 / 1 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (104)\IMG_0039.JPG 9/2/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.31964851 -95.78196723 W 430' E 1880' S 338' N 975.75 N2 NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size Lot Count Units Buildable 3.34 Non-Ag Acres 3.3369 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 145,355.00 x .55 = 79,899 Factor Value Adjustments 1.0000 Lot Value 79,899		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,015 / 2,015
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 31

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	238,410	118.32	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	107.30	Total Misc Impr	+	22,628	
Roofing Adj	+ 4.69	Garage Cost	+	16,559	
Subfloor Adj	+ 0.00	Total RCN	=	300,492	
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	123,202	
Plumbing Adj	+ 5.05	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	177,290	
Adj Base Cost	= 129.68	Lot Value	+	79,899	
Total Area	x 2,015	Indicated Value	=	257,189	
Adjusted Cost	= 261,305	Value Per SqFt		127.64	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,290		
Lot Value	79,899		
Indicated Value	257,189	127.64	Per SqFt
Agland Value			
Site Improvements	21,948		
Total Value	279,137	138.53	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	27146	30x18		540	25.30		13,662
PRCH	SLAB PORCH - COVERED	27147	15x4		60	26.74		1,604
PATO	SLAB PORCH - OPEN	27148	16x10		160	10.92		1,747



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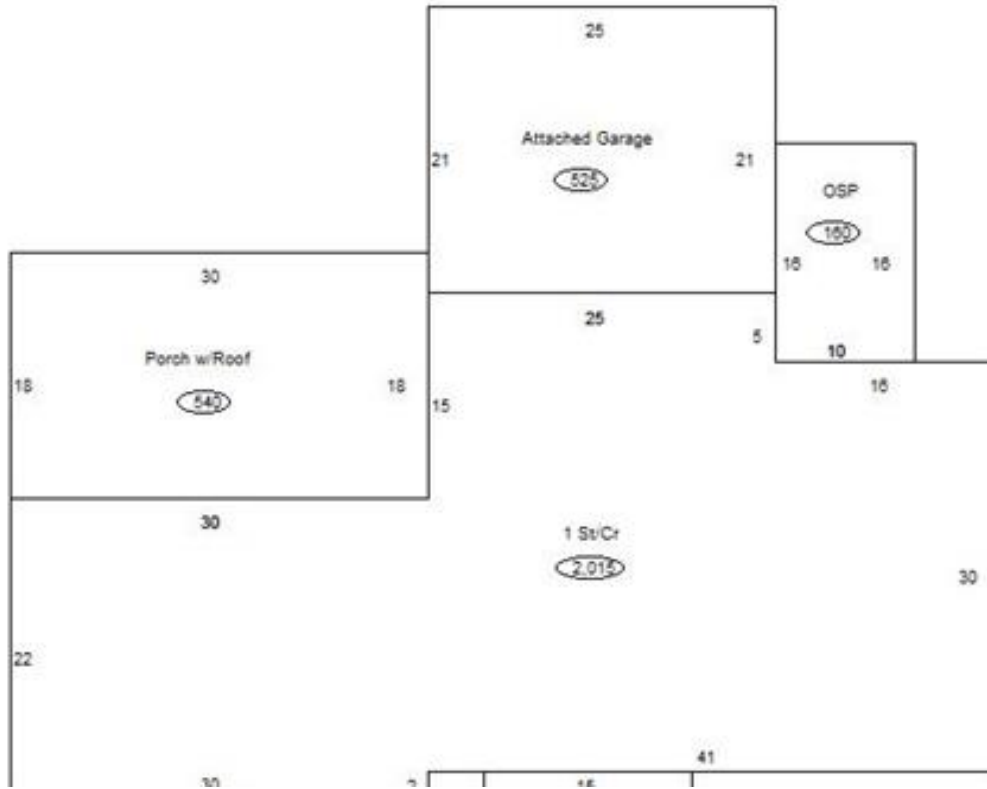
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Sketch Image

660011520



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,015	1.000	2,015
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	540	1.000	540
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						2,015		2,015



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x32x0			960	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (35.24 x 960)		33,830		33,830	13,532	20,298
	BARN	BARN	12x24x0			288	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 288)		3,018		3,018	2,113	905
	LT	LEAN-TO	10x12x0			120	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 120)		350		350	245	105
	STF	STG FAIR	12x12x0			144	
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 144)		674		674	34	640