



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:15:58
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011522 Parcel ID 21N14E-11-1-00000-000-0000 Cadastral ID 11-21-14-01400 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 17311 E 113TH ST N Subdivision Lot/Block / Parcel Size 3.57 - Acres Sec/Twn/Rng 11 / 21 / 14 / 1 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31964218 -95.78045949 W 460' E 1450' S 338' N 975.74 N2 NE																																																																																																																									
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Time 22:15:58
Page 2

Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	3.57		
Non-Ag Acres	3.5697		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	155,495.00 x .53 = 82,434		
Factor Value			
Adjustments	1.2737		
Lot Value	104,996		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,385 / 1,385
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	154,025 111.21 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	107,935
Lot Value	104,996
Indicated Value	212,931 153.74 Per SqFt
Agland Value	
Site Improvements	4,401
Total Value	217,332 156.92 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.05	Total Misc Impr	+ 12,346
Roofing Adj	+ 4.61	Garage Cost	+ 13,854
Subfloor Adj	+ 1.22	Total RCN	= 211,638
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 103,703
Plumbing Adj	+ 7.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,935
Adj Base Cost	= 133.89	Lot Value	+ 104,996
Total Area	x 1,385	Indicated Value	= 212,931
Adjusted Cost	= 185,438	Value Per SqFt	153.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	27155		198	198	23.57		4,667
PRCH	SLAB PORCH - COVERED	27156	18x6		108	23.92		2,583



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Page 4

660011522

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	20x42x0			840
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 840)		8,803	8,803	4,402	4,401
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899	899	899	