



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:00
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Assessment Data					Primary Image																																																																																																																				
Account 660011524 Parcel ID 21N14E-11-3-00000-000-0000 Cadastral ID 11-21-14-01600 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330202 LYTAL, JAMES C/O TOTEM SOLUTIONS 3506 CRESTVIEW LN CATOOSA OK 74015-0000 Parcel Location Situs 10921 N 161ST E AVE Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 11 / 21 / 14 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31387132 -95.79314491 NW NW SW																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Metal 20% Veneer, Stone
Base/Total Area	1,526 / 1,526
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1952 / 65

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.57	Total Misc Impr	+ 23,921				
Roofing Adj	+ 4.95	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 221,065				
Heat/Cool Adj	+ 12.64	Depreciation (66%)	- 145,903				
Plumbing Adj	+ 4.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 75,162				
Adj Base Cost	= 129.19	Lot Value	+ 0				
Total Area	x 1,526	Indicated Value	= 75,162				
Adjusted Cost	= 197,144	Value Per SqFt	49.25				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,162		
Lot Value			
Indicated Value	75,162	49.25	Per SqFt
Agland Value	2,240		
Site Improvements			
Total Value	77,402	50.72	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
EPSW	ENCLOSED PORCH - SOLID WALL	27158	18x12		216	69.03	14,910
PRCH	SLAB PORCH - COVERED	27159	16x8		128	26.53	3,396



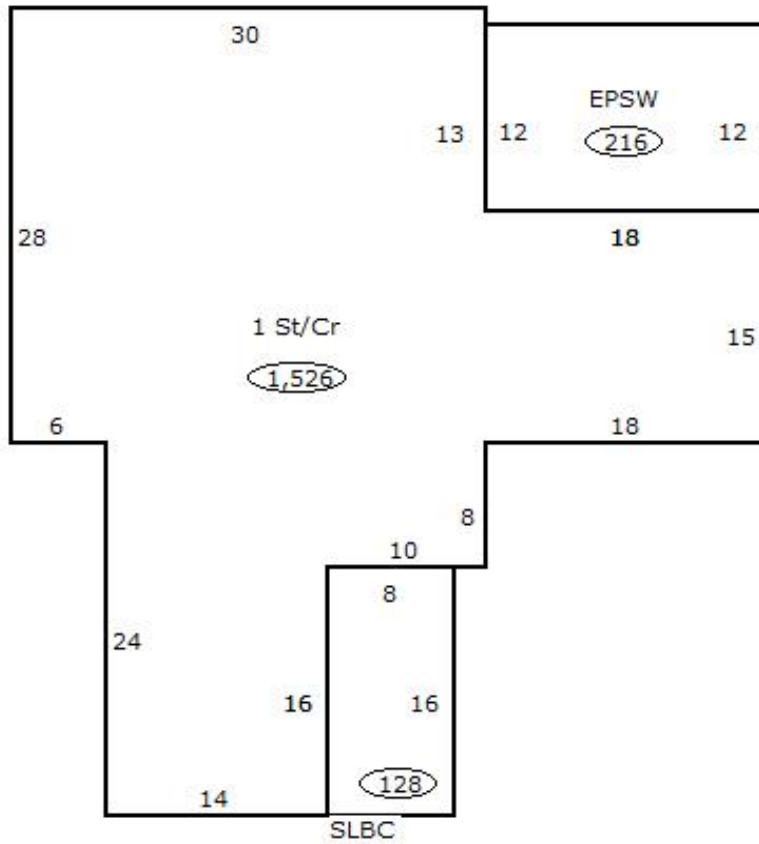
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,526	1.000	1,526
2	M	EPSW		13	EPSW	216	1.000	216
3	M	PRCH		13	SLBC	128	1.000	128
Total Building Area						1,526		1,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
STF	STG FAIR		12x14x0			168
Qual	2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 168)		786		786	786	
BARN	BARN		20x30x0			600
Qual	1	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (8.51 x 600)		5,106		5,106	5,106	
STF	STG FAIR		12x12x0			144
Qual	2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 144)		674		674	674	
CP	Carport Dirt		16x20x0			320
Qual	1	Cond 2	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (3.50 x 320)		1,120		1,120	1,120	
UTIL	SHOP BUILDING		20x40x0			800
Qual	2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (29.97 x 800)		23,976		23,976	23,976	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			10.000	224	224	2,240	2,240
IMP PST Totals						10.000			2,240	2,240
Total Agland						10.000			2,240	2,240