



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:16:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011525 Parcel ID 21N14E-11-3-00000-000-0000 Cadastral ID 11-21-14-01800 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 331547 FRITTS, GEORGE THOMAS & SUSAN A 16141 E 107TH ST N OWASSO OK 74055- Parcel Location Situs 10801 N 161ST E AVE Subdivision Lot/Block / Parcel Size 4.66 - Acres Sec/Twn/Rng 11 / 21 / 14 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31029303 -95.79378010																																																																																																																									
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Date 04/16/2026
Time 22:16:02
Page 2

Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p>\\tsclient\T\TOMMY DUNLAP\New folder (104)\IMG_0070.JPG 9/2/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,323 / 1,323
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,323
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1943 / 83

Cost Approach				Manual : 01/2025			
Base Cost	85.87	Total Misc Impr	+ 6,580				
Roofing Adj	+ 3.90	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 131,352				
Heat/Cool Adj	+ 0.76	Depreciation (80%)	- 105,082				
Plumbing Adj	+ 3.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 26,270				
Adj Base Cost	= 94.31	Lot Value	+ 0				
Total Area	x 1,323	Indicated Value	= 26,270				
Adjusted Cost	= 124,772	Value Per SqFt	19.86				

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	26,270		
Lot Value			
Indicated Value	26,270	19.86	Per SqFt
Agland Value	1,044		
Site Improvements	5,659		
Total Value	32,973	24.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	27161	27x12		324	20.31		6,580



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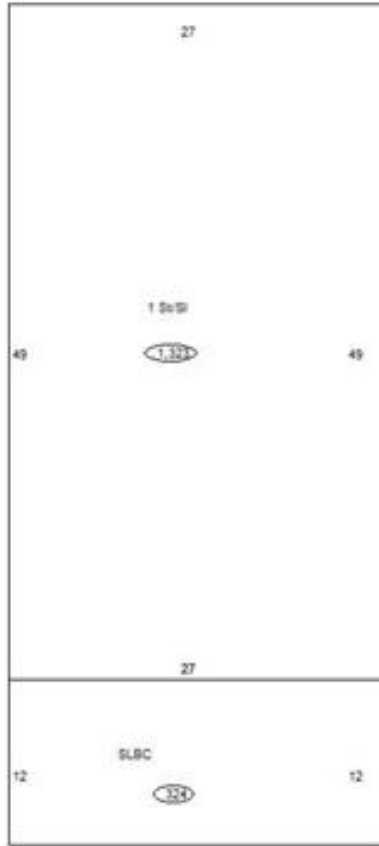
Date 04/16/2026

Time 22:16:02

Page 3

Sketch Image

660011525



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,323	1.000	1,323
2	M	PRCH		10	SLBC	324	1.000	324
Total Building Area						1,323		1,323



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 Time 22:16:02
 Page 4

660011525

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)	RCNLD
Base Cost (10.48 x 600)		6,288			6,288	6,288	
	BARN BARN		0x0x0			900	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (10.48 x 900)		9,432			9,432	3,773	5,659
	LT LEAN-TO		0x0x0			288	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (2.92 x 288)		841			841	841	



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Time 22:16:02
Page 5

Agland Inventory

660011525

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			4.660	224	224	1,044	1,044
IMP PST Totals						4.660			1,044	1,044
Total Agland						4.660			1,044	1,044