



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660011530 Parcel ID 21N14E-11-3-00000-000-0000 Cadastral ID 11-21-14-02300 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 140184 FRITTS, BILLIE J-TRUST MELISSA NORINE JACKS-SUCC TRUSTEE 10615 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 10615 N 161ST E AVE Subdivision Lot/Block / Parcel Size 7.06 - Acres Sec/Twn/Rng 11 / 21 / 14 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30848706 -95.79358810 TRACT #4; W 438.58'; S 697.73' OF SW 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	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,392
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

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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	

Cost Approach				Manual : 01/2025			
Base Cost	99.24	Total Misc Impr	+	6,827			
Roofing Adj	+ 4.41	Garage Cost	+	10,800			
Subfloor Adj	+ -1.15	Total RCN	=	190,346			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	89,463			
Plumbing Adj	+ 10.11	Lump Sums	+	6,544			
Basement Adj	+ 0.00	RCNLD	=	107,427			
Adj Base Cost	= 124.08	Lot Value	+				
Total Area	x 1,392	Indicated Value	=	107,427			
Adjusted Cost	= 172,719	Value Per SqFt		77.17			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,427		
Lot Value			
Indicated Value	107,427	77.17	Per SqFt
Agland Value	1,502		
Site Improvements	3,642		
Total Value	112,571	80.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	27177	18x4		72	24.04		1,731
WODO	WOOD DECK - OPEN	27178	40x12		480	16.04	15%	6,544
FPR1	Fireplace - Residential 1 Story			1	1	5,095.98		5,096



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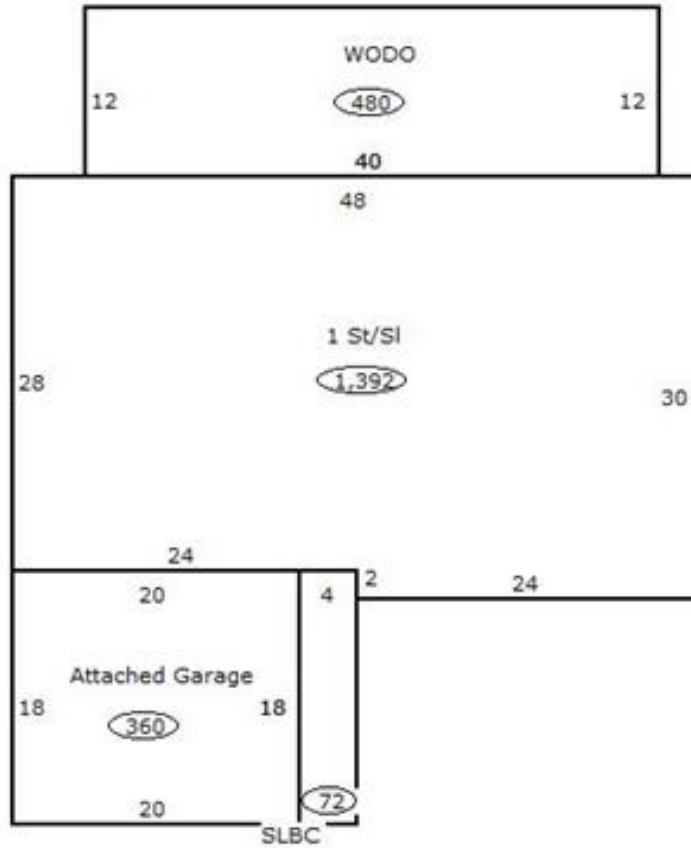
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Sketch Image

660011530



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,392	1.000	1,392
2	G	1		13	Attached Garage	360	1.000	360
3	M	PRCH		13	SLBC	72	1.000	72
4	M	WODO		13	WODO	480	1.000	480
Total Building Area						1,392		1,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	8x10x0			80
	Qual 3	Cond 3	Year 2018	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.26 x 80)	341		341	341
	BARN	BARN	30x30x0			900
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (10.48 x 900)	9,432		9,432	3,301



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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
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			7.060	213	213	1,502	1,502
IMP PST Totals						7.060			1,502	1,502
Total Agland						7.060			1,502	1,502