



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660011539 Parcel ID 21N14E-11-1-00000-000-0000 Cadastral ID 11-21-14-03300 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340052 VILLARREAL, MARCO ANTONIO FLORES & MAYRA ELIZABETH GUAJARDO GARCIA 17204 E 116TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17204 E 116TH ST N Subdivision Lot/Block / Parcel Size 3.8 - 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_0012.JPG 9/2/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.32086006 -95.78220623																																																																																																																									
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size Lot Count Units Buildable 3.8 Non-Ag Acres 3.7649 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 164,000.00 x .52 = 84,560 Factor Value Adjustments 2.0000 Lot Value 169,116		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (104)\IMG_0012.JPG 9/2/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,448 / 1,448
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	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

Cost Approach		Manual : 01/2025	
Base Cost	113.85	Total Misc Impr	+ 12,164
Roofing Adj	+ 4.56	Garage Cost	+ 12,100
Subfloor Adj	+ 1.19	Total RCN	= 224,493
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 107,757
Plumbing Adj	+ 7.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,736
Adj Base Cost	= 138.28	Lot Value	+ 169,116
Total Area	x 1,448	Indicated Value	= 285,852
Adjusted Cost	= 200,229	Value Per SqFt	197.41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	152,012	104.98	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,736		
Lot Value	169,116		
Indicated Value	285,852	197.41	Per SqFt
Agland Value			
Site Improvements	5,329		
Total Value	291,181	201.09	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	5,095.98		5,096
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	27200	21x9		189	26.10		4,933
PRCH	SLAB PORCH - COVERED	27201	89		89	23.99		2,135



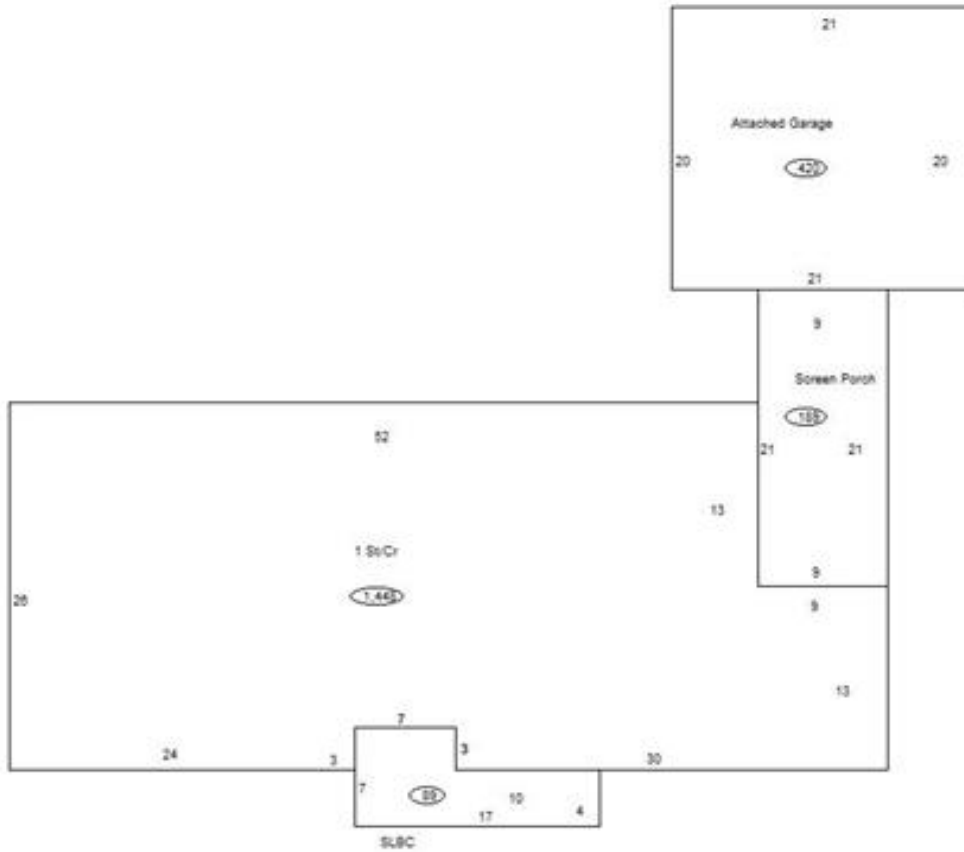
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,448	1.000	1,448
2	G	1		10	Attached Garage	420	1.000	420
3	M	EPKS		10	Screen Porch	189	1.000	189
4	M	PRCH		10	SLBC	89	1.000	89
Total Building Area						1,448		1,448



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,020	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (10.45 x 1,020)		10,659		10,659	5,330	5,329
	STF	STG FAIR	8x10x0			80	
	Qual 2	Cond 2	Year	Eff Age	2026		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 80)		374		374	374	
	STF	STG FAIR	8x10x0			80	
	Qual 2	Cond 2	Year	Eff Age	2026		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 80)		374		374	374	