



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:23:38  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011552 <b>Parcel ID</b> 000000-00-0-00096-003-0001 <b>Cadastral ID</b> 11-21-14-03710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 271747 MCCURDY, DONALD P & CYNTHIA L  11160 W 168TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11160 N 168TH E AVE <b>Subdivision</b> BUSHLAND ESTATES <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31720490 -95.78702796																																																																																																																									
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Date 04/16/2026  
 Time 21:23:39  
 Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4754	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	64,268.00 x 1.59 = 101,911	
Factor Value		
Adjustments	1.0000	
Lot Value	101,911	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Stone
Base/Total Area	1,848 / 1,848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,848
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	618 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/30/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	215,198	116.45	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	277,310 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,030		
Lot Value	101,911		
Indicated Value	268,941	145.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	268,941	145.53	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.60	Total Misc Impr	+	22,036			
Roofing Adj	+ 4.78	Garage Cost	+	18,806			
Subfloor Adj	+ -2.28	Total RCN	=	298,268			
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	-	131,238			
Plumbing Adj	+ 10.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,030			
Adj Base Cost	= 139.30	Lot Value	+	101,911			
Total Area	x 1,848	Indicated Value	=	268,941			
Adjusted Cost	= 257,426	Value Per SqFt		145.53			

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
PRCH	SLAB PORCH - COVERED	27247	30x6		180	26.36		4,745
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	27248	20x14		280	28.80		8,064
PATO	Slab Porch - Open	154892	30x14		420	8.60		3,612



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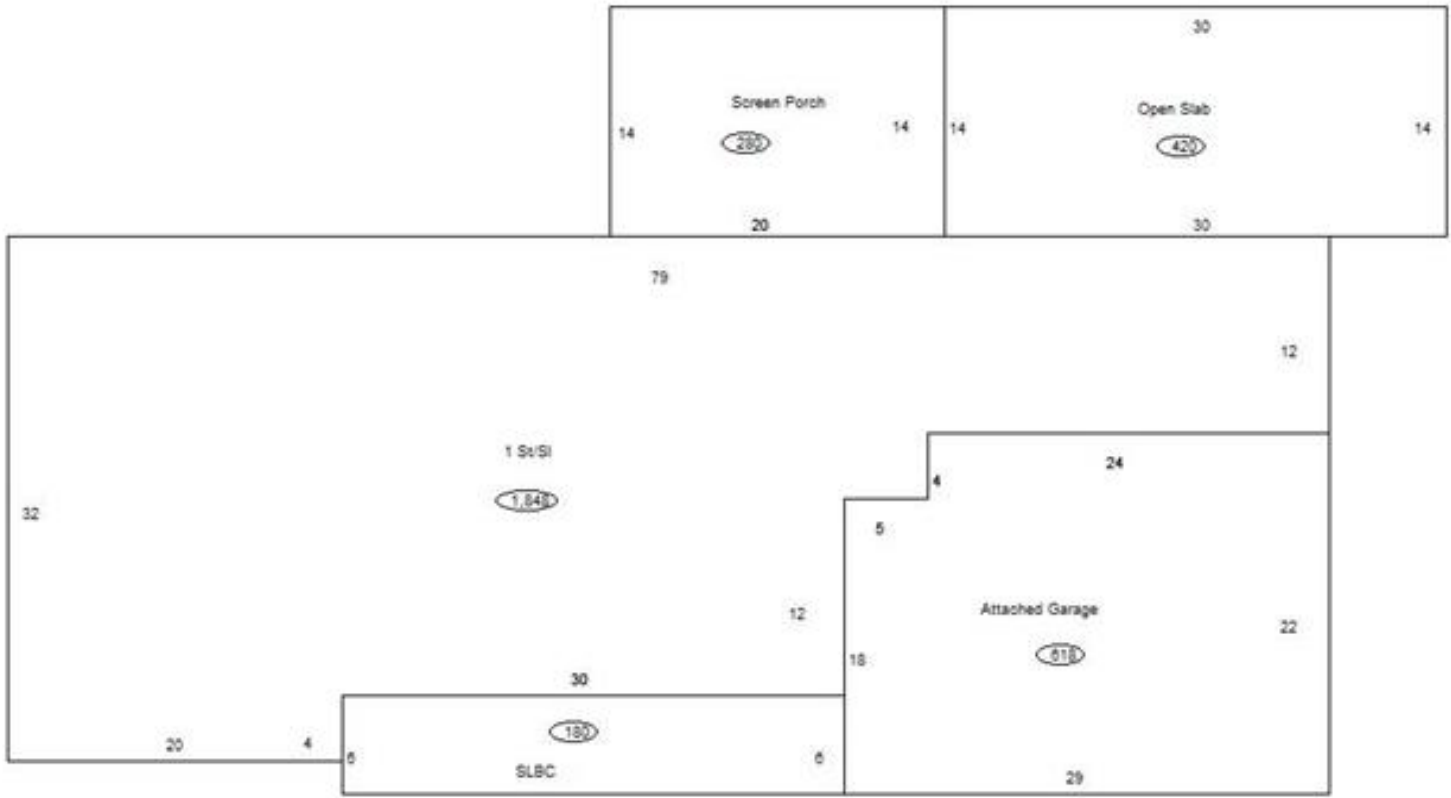
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,848	1.000	1,848
2	G	1		10	Attached Garage	618	1.000	618
3	M	PRCH		10	SLBC	180	1.000	180
4	M	EPKS		10	Screen Porch	280	1.000	280
5	M	PATO		10	Open Slab	420	1.000	420
<b>Total Building Area</b>						<b>1,848</b>		<b>1,848</b>



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Page 4

660011552

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						