



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:36:41
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011553 Parcel ID 000000-00-0-00096-003-0002 Cadastral ID 11-21-14-03720 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125434 NEIGHBORS, RICHARD M & LINDA K & RICHARD SHANE NEIGHBORS 11130 N 168TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11130 N 168TH E AVE Subdivision BUSHLAND ESTATES Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31659634 -95.78704767																																																																																																																									
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Date 04/18/2026
Time 06:36:41
Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4883	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	64,829.00 x 1.58 = 102,416	
Factor Value		
Adjustments	1.0000	
Lot Value	102,416	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	2,054 / 2,054
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,054
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	642 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\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	211,601	103.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	274,550		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.73	Total Misc Impr	+	9,030	
Roofing Adj	+ 4.24	Garage Cost	+	16,750	
Subfloor Adj	+ -1.09	Total RCN	=	282,941	
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	127,323	
Plumbing Adj	+ 6.85	Lump Sums	+	3,664	
Basement Adj	+ 0.00	RCNLD	=	159,282	
Adj Base Cost	= 125.20	Lot Value	+	102,416	
Total Area	x 2,054	Indicated Value	=	261,698	
Adjusted Cost	= 257,161	Value Per SqFt		127.41	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,282		
Lot Value	102,416		
Indicated Value	261,698	127.41	Per SqFt
Agland Value			
Site Improvements	3,370		
Total Value	265,068	129.05	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
PRCH	SLAB PORCH - COVERED	27250		166	166	23.70		3,934
WODO	WOOD DECK - OPEN	27252	25x12		300	16.07	24%	3,664



Rogers

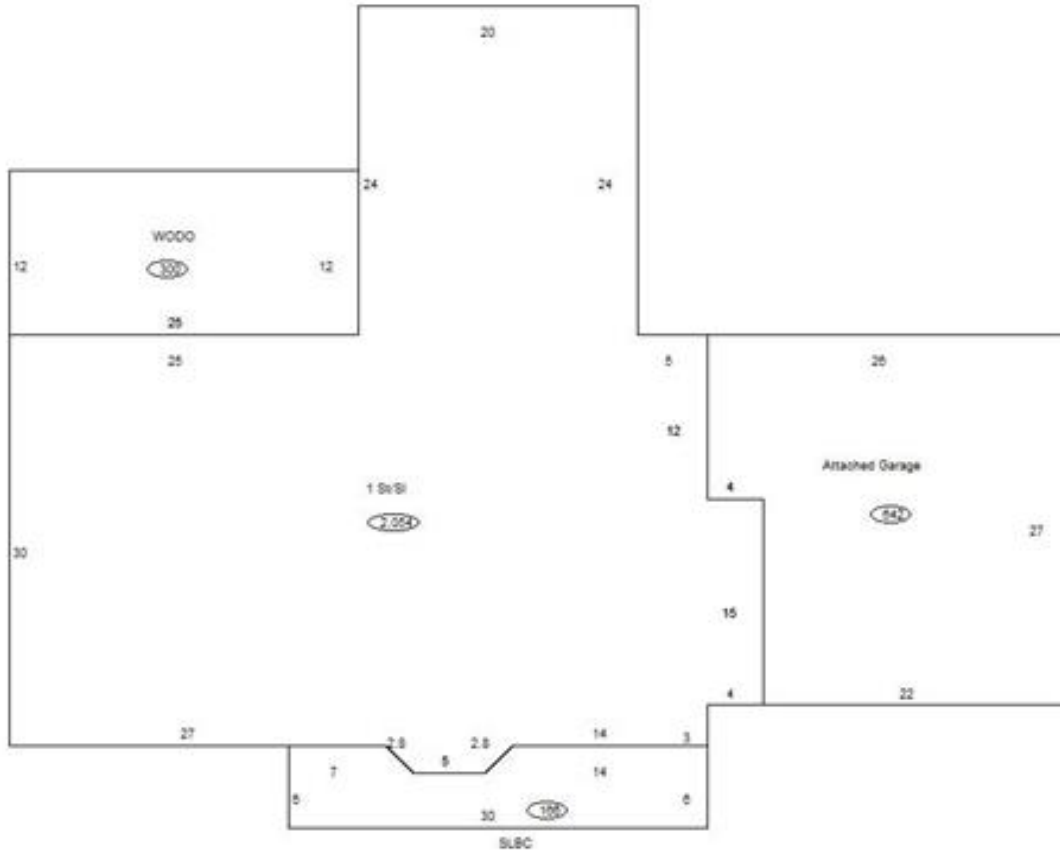
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 Time 06:36:41
 Page 3

Sketch Image

660011553



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	642	1.000	642
2	M	PRCH		10	SLBC	166	1.000	166
3	R	1	Slab	10	1 St/SI	2,054	1.000	2,054
4	M	WODO		10	WODO	300	1.000	300
Total Building Area						2,054		2,054



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Time 06:36:41
Page 4

660011553

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	30x16x0			480
	Qual	2	Cond 2	Year	Eff Age	
				0		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (7.02 x 480)	3,370		3,370	3,370