



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 660011554 Parcel ID 000000-00-0-00096-003-0003 Cadastral ID 11-21-14-03730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 324464 FRY, ANITA M & CURBY L 11030 N 168TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11030 N 168TH E AVE Subdivision BUSHLAND ESTATES Lot/Block 0003 / 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: 36.31597945 -95.78703220																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.4509	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	63,201.00 x 1.60 = 100,951	
Factor Value		
Adjustments	1.0000	
Lot Value	100,951	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,589 / 1,589
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,589
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	708 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	205,099	129.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	237,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.60	Total Misc Impr	+	16,962			
Roofing Adj	+ 4.92	Garage Cost	+	21,148			
Subfloor Adj	+ -2.31	Total RCN	=	260,792			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	112,141			
Plumbing Adj	+ 12.29	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	148,651			
Adj Base Cost	= 140.14	Lot Value	+	100,951			
Total Area	x 1,589	Indicated Value	=	249,602			
Adjusted Cost	= 222,682	Value Per SqFt		157.08			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,651		
Lot Value	100,951		
Indicated Value	249,602	157.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,602	157.08	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	27255		132	132	26.52		3,501
PRCH	SLAB PORCH - COVERED	27256		302	302	25.98		7,846



Rogers

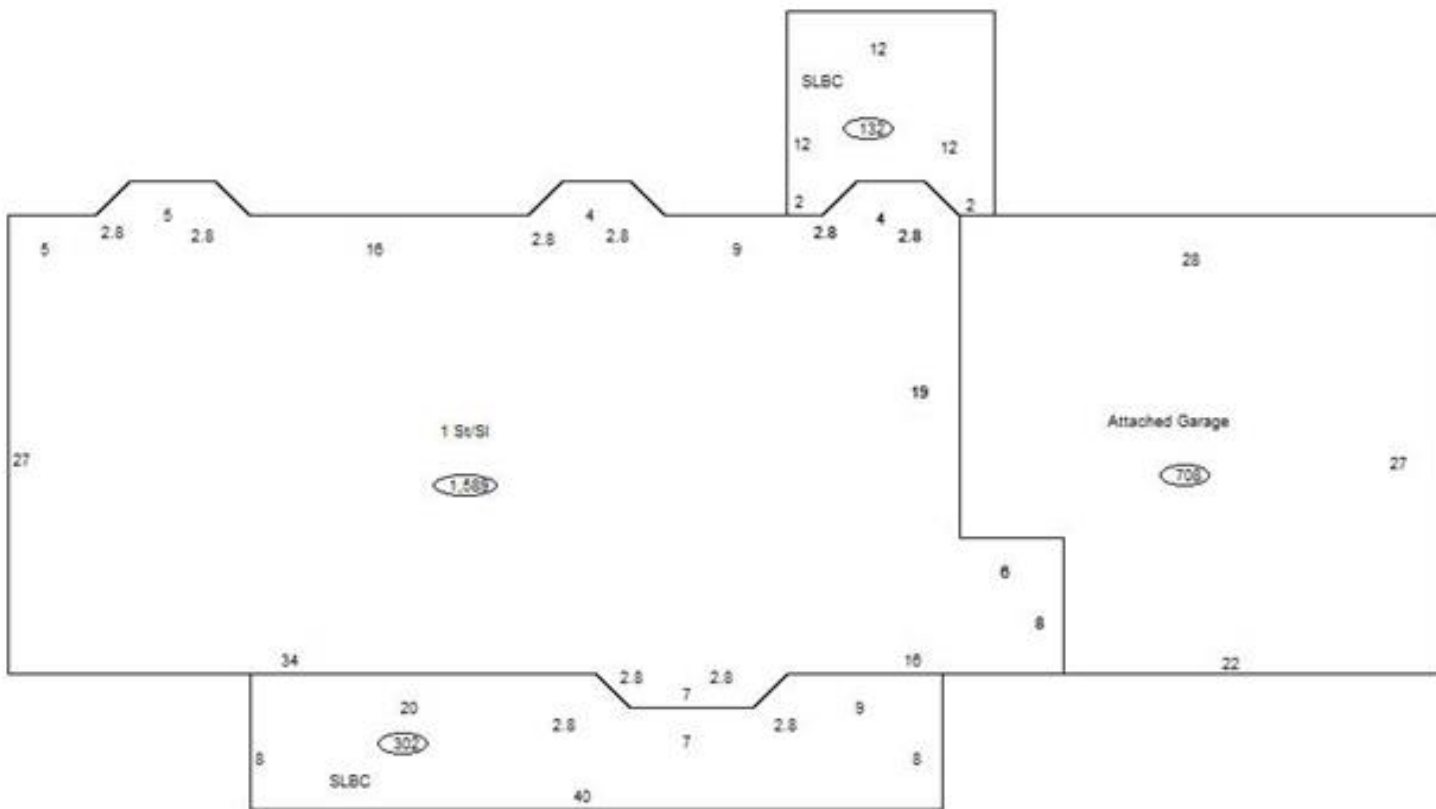
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Sketch Image

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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	1,589	1.000	1,589
2	G	1		10	Attached Garage	708	1.000	708
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PRCH		10	SLBC	302	1.000	302
Total Building Area						1,589		1,589



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Outbuildings/Site Improvements

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