



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:11:08
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Assessment Data					Primary Image																																																																																																																				
Account 660011563 Parcel ID 000000-00-0-00096-004-0003 Cadastral ID 11-21-14-03820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125614 MINIER, CLYDE A & CHAD A MINIER 11122 N 165TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 11122 N 165TH E AVE Subdivision BUSHLAND ESTATES Lot/Block 0003 / 0004 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: 36.31600621 -95.78918044 LOT 3 BLOCK 4 BUSHLAND ESTATES					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3515	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	58,873.00 x 1.65 = 96,853	
Factor Value		
Adjustments	1.0000	
Lot Value	96,853	

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	2,289 / 2,289
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,289
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\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	273,376	119.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	321,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.62	Total Misc Impr	+	8,265			
Roofing Adj	+ 4.35	Garage Cost	+	17,775			
Subfloor Adj	+ -2.06	Total RCN	=	303,764			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	130,619			
Plumbing Adj	+ 6.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	173,145			
Adj Base Cost	= 121.33	Lot Value	+	96,853			
Total Area	x 2,289	Indicated Value	=	269,998			
Adjusted Cost	= 277,724	Value Per SqFt		117.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,145		
Lot Value	96,853		
Indicated Value	269,998	117.95	Per SqFt
Agland Value			
Site Improvements	26,664		
Total Value	296,662	129.60	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	27299	10x6		60	26.74		1,604
PRCH	SLAB PORCH - COVERED	27300	13x3		39	26.81		1,046



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
Base Cost (10.48 x 720)		7,546		7,546	755	6,791
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)
Base Cost (16.00 x 768)		12,288		12,288	4,915	7,373
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
Base Cost (25,000.00 x 1)		25,000		25,000	12,500	12,500