



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:23:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011571 <b>Parcel ID</b> 000000-00-0-00096-005-0003 <b>Cadastral ID</b> 11-21-14-03900 <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> 333374 LANPHIER, MICHAEL W  11139 N 163RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11139 N 163RD E AVE <b>Subdivision</b> BUSHLAND ESTATES <b>Lot/Block</b> 0003 / 0005 <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: 36.31677253 -95.79045067																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3557	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	59,054.00 x 1.64 = 97,048	
Factor Value		
Adjustments	1.0000	
Lot Value	97,048	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,120 / 2,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,120
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	624 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	248,237	117.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	314,170		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,708		
Lot Value	97,048		
Indicated Value	273,756	129.13	Per SqFt
Agland Value			
Site Improvements	12,480		
Total Value	286,236	135.02	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.58	Total Misc Impr	+	7,776			
Roofing Adj	+ 4.63	Garage Cost	+	18,963			
Subfloor Adj	+ -2.19	Total RCN	=	310,777			
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	-	136,742			
Plumbing Adj	+ 7.32	Lump Sums	+	2,673			
Basement Adj	+ 0.00	RCNLD	=	176,708			
Adj Base Cost	= 133.98	Lot Value	+	97,048			
Total Area	x 2,120	Indicated Value	=	273,756			
Adjusted Cost	= 284,038	Value Per SqFt		129.13			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	27333	185		185	26.35		4,875
PATO	SLAB PORCH - OPEN	27334	22x15		330	8.79		2,901
WODO	WOOD DECK - OPEN	27335	158		158	24.17	30%	2,673





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,040
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 1,040)		16,640	16,640	4,160		12,480