



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:24:02  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011573 <b>Parcel ID</b> 000000-00-0-00096-005-0005 <b>Cadastral ID</b> 11-21-14-03920 <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> 125784 JOHNSON, DOUGLAS F & MILDRED D  CO-TRUSTEES 11111 N 163RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11111 N 163RD E AVE <b>Subdivision</b> BUSHLAND ESTATES <b>Lot/Block</b> 0005 / 0005 Parcel Size 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: 36.31577971 -95.79005017																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.1843							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	51,587.00 x 1.72 = 88,984			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/30/2022				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	88,984			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture				Indicated Value 231,696 124.70 Per SqFt				
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl			Selection Model A Adam Test				
Base/Total Area	1,858 / 1,858			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 6				
HVAC	100% Warmed & Cooled Air			Indicated Value 300,040 Per SqFt				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	1,858			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 165,605				
Bed/F/H Bath	3 / 2.5 /			Lot Value 88,984				
Basement Area				Indicated Value 254,589 137.02 Per SqFt				
Garage Type	460 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 28,958				
Year/Eff Age	1978 / 36			Total Value 283,547 152.61 Total Value Per SqFt				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	113.41	Total Misc Impr	+ 17,194					
Roofing Adj	+ 4.77	Garage Cost	+ 14,968					
Subfloor Adj	+ -2.27	Total RCN	= 290,535					
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 124,930					
Plumbing Adj	+ 10.51	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 165,605					
Adj Base Cost	= 139.06	Lot Value	+ 88,984					
Total Area	x 1,858	Indicated Value	= 254,589					
Adjusted Cost	= 258,373	Value Per SqFt	137.02					
<b>Miscellaneous Improvements</b>								
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	27342		166	166	26.41		4,384
PRCH	SLAB PORCH - COVERED	27343	23x12		276	26.07		7,195



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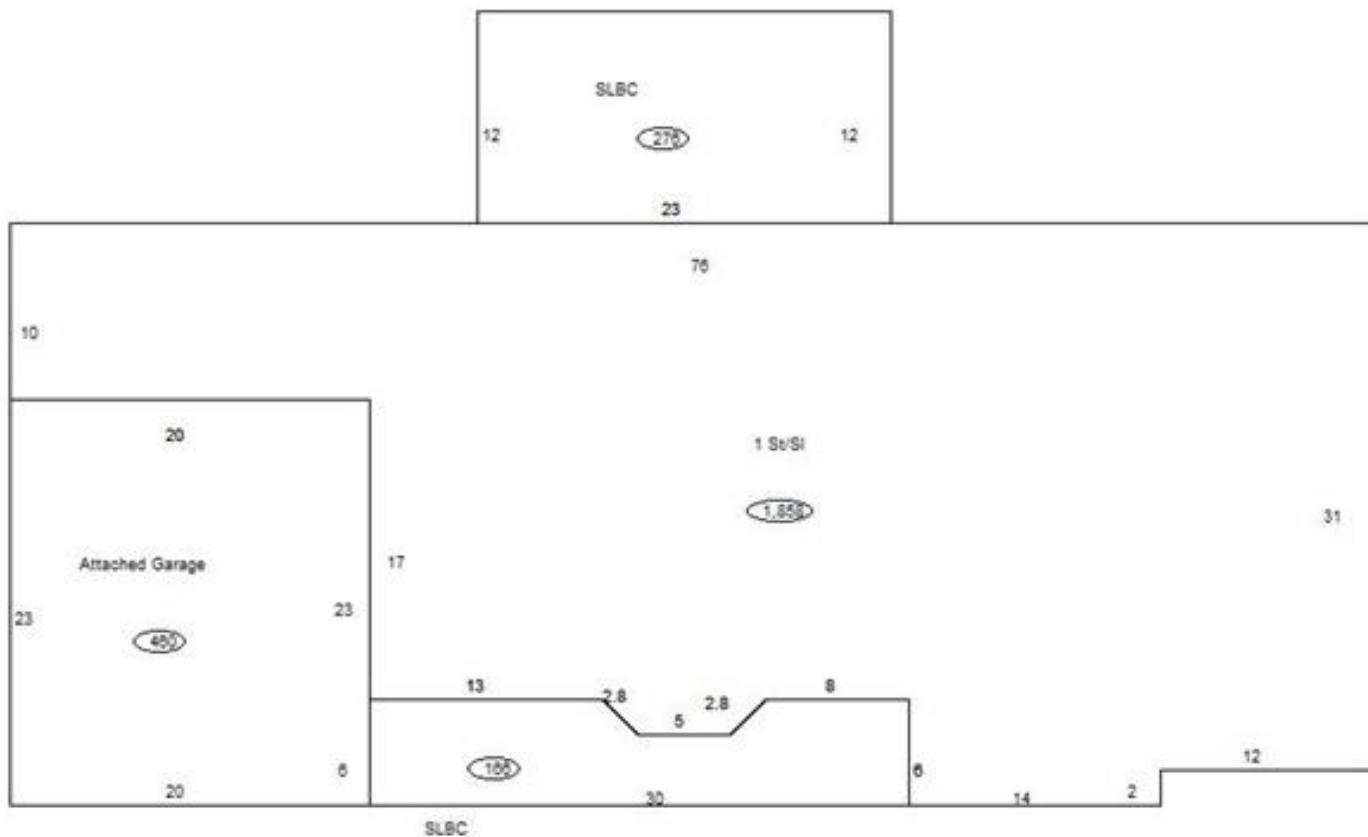
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### Sketch Image

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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	1,858	1.000	1,858
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	166	1.000	166
4	M	PRCH		10	SLBC	276	1.000	276
<b>Total Building Area</b>						<b>1,858</b>		<b>1,858</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x38x0			912
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 912)	28,527		28,527	2,853	25,674
	BARN	BARN	0x0x0			720
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 720)	7,546		7,546	5,660	1,886
	LT	LEAN-TO	14x38x0			532
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 532)	1,553		1,553	155	1,398