



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:24:04
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Assessment Data					Primary Image																																																																																																																				
Account 660011574 Parcel ID 000000-00-0-00096-005-0006 Cadastral ID 11-21-14-03930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125804 STEVENS, CHESTER LEO JR & DEBORAH LEE TRUSTEES 11103 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 11103 N 163RD E AVE Subdivision BUSHLAND ESTATES Lot/Block 0006 / 0005 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: 36.31516631 -95.79016847																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.9355	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	84,312.00 x 1.42 = 119,951	
Factor Value		
Adjustments	1.0000	
Lot Value	119,951	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,638 / 1,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,638
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	460 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	201,868	123.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	234,350		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109,56	Total Misc Impr	+	20,800			
Roofing Adj	+ 4.78	Garage Cost	+	14,968			
Subfloor Adj	+ -2.31	Total RCN	=	250,149			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	110,066			
Plumbing Adj	+ 6.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	140,083			
Adj Base Cost	= 130.88	Lot Value	+	119,951			
Total Area	x 1,638	Indicated Value	=	260,034			
Adjusted Cost	= 214,381	Value Per SqFt		158.75			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,083		
Lot Value	119,951		
Indicated Value	260,034	158.75	Per SqFt
Agland Value			
Site Improvements	16,250		
Total Value	276,284	168.67	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	27346	33x16		528	25.32		13,369
PRCH	SLAB PORCH - COVERED	27347	68		68	26.71		1,816



Rogers

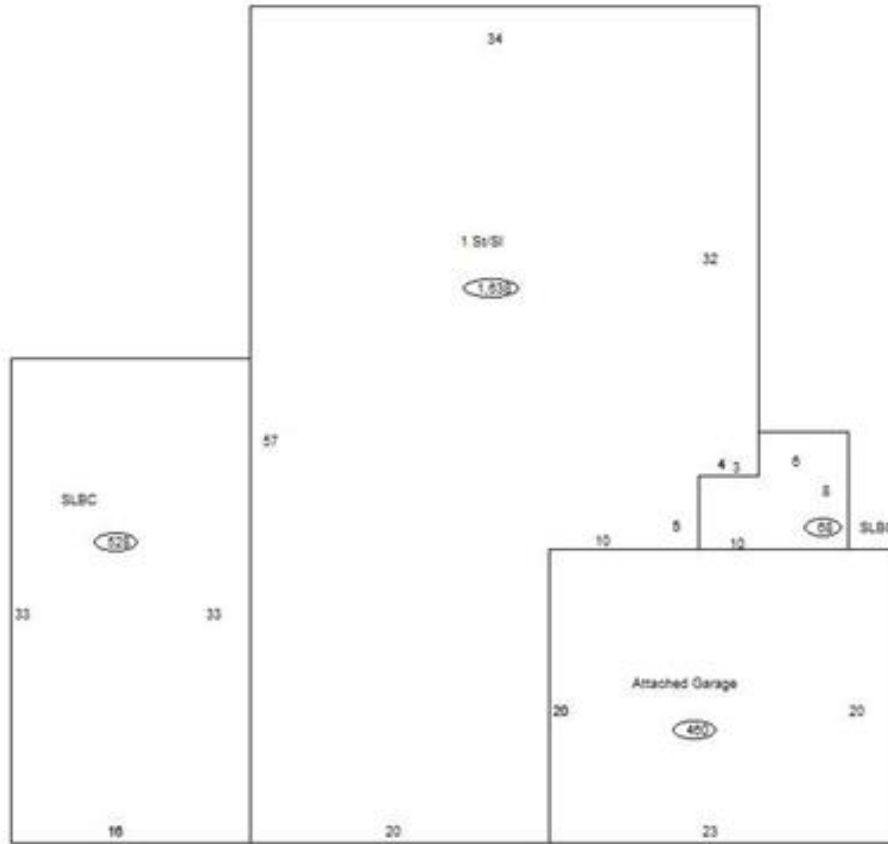
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Sketch Image

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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	1,638	1.000	1,638
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	528	1.000	528
4	M	PRCH		10	SLBC	68	1.000	68
Total Building Area						1,638		1,638



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	8,750	16,250