



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:24:17
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Assessment Data					Primary Image																																																																																																																				
Account 660011587 Parcel ID 000000-00-0-00096-006-0008 Cadastral ID 11-21-14-04060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 126004 STEVENS, ROGER G 11142 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 11142 N 163RD E AVE Subdivision BUSHLAND ESTATES Lot/Block 0008 / 0006 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: 36.31678664 -95.79172425																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2589		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	54,840.00 x 1.69 = 92,497		
Factor Value			
Adjustments	1.0000		
Lot Value	92,497		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	61% Veneer, Stone 39% Frame, Siding, Wood
Base/Total Area	1,708 / 1,708
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,708
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,677	137.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	229,690 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.23	Total Misc Impr	+ 12,449
Roofing Adj	+ 4.63	Garage Cost	+ 15,015
Subfloor Adj	+ -2.29	Total RCN	= 250,016
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 110,007
Plumbing Adj	+ 9.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,009
Adj Base Cost	= 130.30	Lot Value	+ 92,497
Total Area	x 1,708	Indicated Value	= 232,506
Adjusted Cost	= 222,552	Value Per SqFt	136.13

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,009		
Lot Value	92,497		
Indicated Value	232,506	136.13	Per SqFt
Agland Value			
Site Improvements	44,727		
Total Value	277,233	162.31	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	27391		90	90	26.65		2,399
PRCH	SLAB PORCH - COVERED	27392	21x8		168	26.40		4,435



Rogers

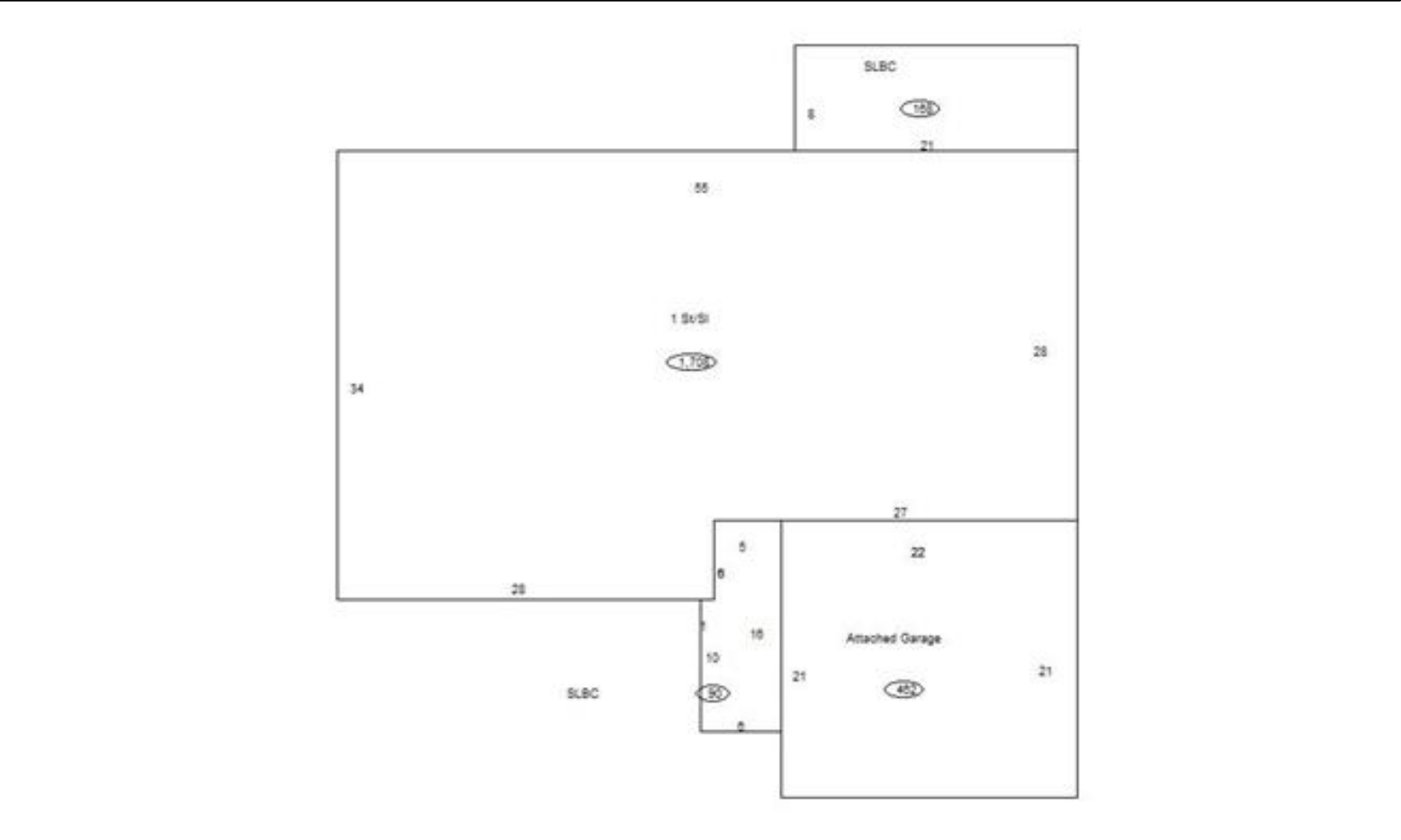
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Sketch Image

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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	1,708	1.000	1,708
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	90	1.000	90
4	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,708		1,708



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x10	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (30.74 x 1,500)		46,110	46,110	1,383	44,727
	STF	STG FAIR	12x24x0			288
	Qual 2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 288)		1,348	1,348	1,348	