



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:24:09
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Assessment Data					Primary Image									
Account	660011635				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-6\IMG_0023. 9/6/2022</p>									
Parcel ID	000000-00-0-00384-002-0014													
Cadastral ID	11-21-14-04540													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	294241													
BROTHERS, WILLIAM A &														
MARIANNE														
11135 N 175TH E AVE														
OWASSO OK 74055-0000														
Parcel Location														
Situs	11135 N 175TH E AVE													
Subdivision	HOFFMAN ACRES													
Lot/Block	0014 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	11 / 21 / 14 / 5													
Neighborhood	1047 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.31694898 -95.78385911														
LOT 14 BLOCK 2 HOFFMAN ACRES														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1840/940	LYBARGER, VIRGINIA M	01/23/2007	0	4										
848/544			0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value 79,019	33,992	11%	3,739	Assessed	10,645	1,042.78						
Year Frozen	0	Improvements 78,370	62,781		6,906	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00						
TIF Project ID	0	Total Value 157,389	96,773		10,645	Total Taxable	9,645	945.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660011635	BROTHERS, WILLIAM A &	3	149,995	1000	9,335	914.00							
2024	2024-660011635	BROTHERS, WILLIAM A &	3	167,342	1000	9,034	868.00							
2023	2023-660011635	BROTHERS, WILLIAM A &	3	92,714	1000	8,742	819.00							
2022	2022-660011635	BROTHERS, WILLIAM A &	3	86,214	1000	8,458	829.00							
2021	2021-660011635	BROTHERS, WILLIAM A &	3	83,480	1000	8,183	792.00							
2020	2020-660011635	BROTHERS, WILLIAM A &	3	84,510	1000	8,296	801.00							
2019	2019-660011635	BROTHERS, WILLIAM A &	3	82,391	1000	8,063	779.00							
2018	2018-660011635	BROTHERS, WILLIAM A &	3	89,672	1000	8,314	774.00							
2017	2017-660011635	BROTHERS, WILLIAM A &	3	89,077	1000	8,043	757.00							
2016	2016-660011635	BROTHERS, WILLIAM A &	3	87,351	1000	7,780	732.00							
2015	2015-660011635	BROTHERS, WILLIAM A &	3	86,078	1000	7,524	714.00							
2014	2014-660011635	BROTHERS, WILLIAM A &	3	83,428	1000	7,276	696.00							
2013	2013-660011635	BROTHERS, WILLIAM A &	3	78,166	1000	7,035	659.00							



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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9724		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	42,360.00 x 1.87 = 79,019		
Factor Value			
Adjustments	1.0000		
Lot Value	79,019		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,405 / 1,405
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	111,707	79.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	9,010		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.34	Total Misc Impr	+ 5,758
Roofing Adj	+ 4.04	Garage Cost	+
Subfloor Adj	+ 2.42	Total RCN	= 146,441
Heat/Cool Adj	+ 0.76	Depreciation (63%)	- 92,258
Plumbing Adj	+ 3.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 54,183
Adj Base Cost	= 100.13	Lot Value	+ 79,019
Total Area	x 1,405	Indicated Value	= 133,202
Adjusted Cost	= 140,683	Value Per SqFt	94.81

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,183		
Lot Value	79,019		
Indicated Value	133,202	94.81	Per SqFt
Agland Value			
Site Improvements	24,187		
Total Value	157,389	112.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	27498	23x6		138	20.86		2,879
PRCH	SLAB PORCH - COVERED	27499	23x6		138	20.86		2,879



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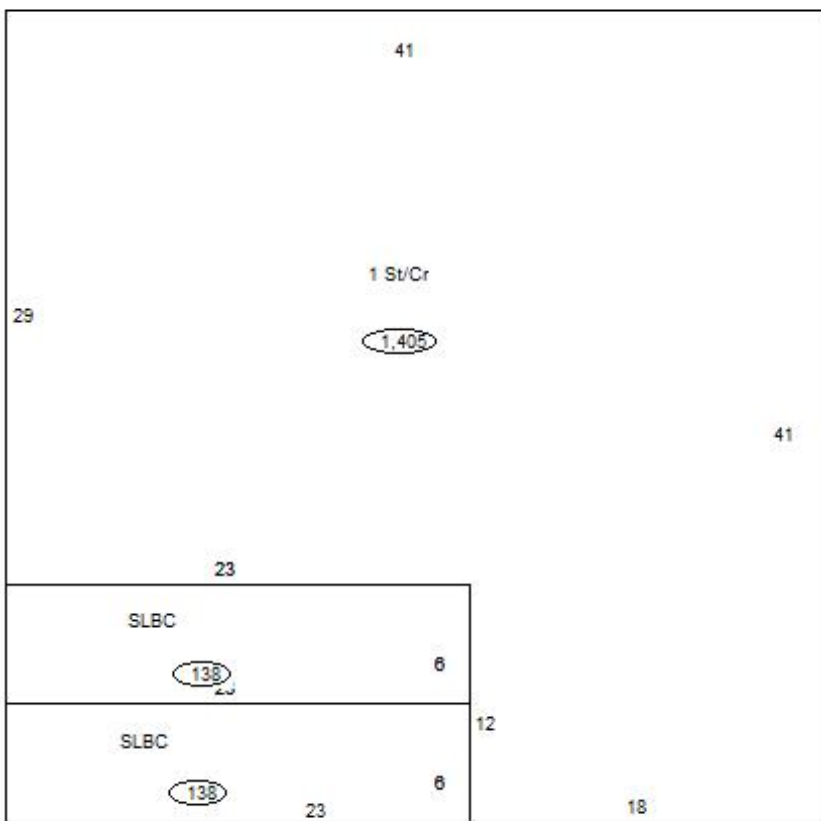
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,405	1.000	1,405
2	M	PRCH		10	SLBC	138	1.000	138
3	M	PRCH		10	SLBC	138	1.000	138
Total Building Area						1,405		1,405



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			360	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 360)	11,261		11,261	6,194	5,067
	LF	LOAFING SHED	0x0x0			400	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 400)	1,704		1,704	1,704	
	STF	STG FAIR	0x0x0			800	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 800)	3,744		3,744	3,744	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual 2	Cond 3	Year	Eff Age 1520			
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (28.97 x 1,200)	34,764		34,764	15,644	19,120