



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:56:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011642 <b>Parcel ID</b> 000000-00-0-00384-002-0022 <b>Cadastral ID</b> 11-21-14-04610 <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> 329743 ROMAN, NEFTALI DIAZ & CINDY DIAZ  17611 E 111TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 17611 E 111TH ST N <b>Subdivision</b> HOFFMAN ACRES <b>Lot/Block</b> 0022 / 0002 <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: 36.31608310 -95.77996492										<b>Building Permits</b>																																																																																																															
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 Time 23:56:34  
 Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1616	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	50,601.00 x 1.74 = 87,919	
Factor Value		
Adjustments	1.0000	
Lot Value	87,919	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,438 / 1,438
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,438
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	175,112	121.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	216,240 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.73	Total Misc Impr	+	10,124			
Roofing Adj	+ 4.93	Garage Cost	+	17,686			
Subfloor Adj	+ -2.38	Total RCN	=	223,249			
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	-	109,392			
Plumbing Adj	+ 7.99	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	113,857			
Adj Base Cost	= 135.91	Lot Value	+	87,919			
Total Area	x 1,438	Indicated Value	=	201,776			
Adjusted Cost	= 195,439	Value Per SqFt		140.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,857		
Lot Value	87,919		
Indicated Value	201,776	140.32	Per SqFt
Agland Value			
Site Improvements	1,288		
Total Value	203,064	141.21	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	27514	15x6		90	26.65		2,399
PATO	SLAB PORCH - OPEN	27515	25x8		200	10.55		2,110





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 Page 4

660011642

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOADING SHED	0x0x0			540	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.26 x 540)		2,300			2,300	1,265	1,035
	STF	STG FAIR	0x0x0			120	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 120)		562			562	309	253