



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
Account 660011656 Parcel ID 000000-00-0-00801-001-0005 Cadastral ID 11-21-14-04750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 118284 YELDELL, THOMAS E JR 17309 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17309 E 110TH ST N Subdivision SUNRISE ESTATES Lot/Block 0005 / 0001 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: 36.31427085 -95.77860064																													
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022																								
Exemptions					Sale History																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td colspan="5">LOT 5 BLOCK 1 SUNRISE ESTATES</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	LOT 5 BLOCK 1 SUNRISE ESTATES					<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					
Code	Type	Active	Maximum	Exemption																									
LOT 5 BLOCK 1 SUNRISE ESTATES																													
Number	Description	Opened	Closed	Amount																									
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																				
Remove Cap	0		Land Value 78,900	61,580	11%	6,774	Assessed	27,524	2,696.25																				
Year Frozen	0		Improvements 194,824	188,633		20,750	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																				
TIF Project ID	0		Total Value 273,724	250,213		27,524	Total Taxable	27,524	2,696.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660011656	YELDELL, THOMAS E JR			3	266,753	0	26,213	2,568.00																				
2024	2024-660011656	YELDELL, THOMAS E JR			3	290,706	0	24,965	2,398.00																				
2023	2023-660011656	YELDELL, THOMAS E JR			3	231,499	0	23,776	2,228.00																				
2022	2022-660011656	YELDELL, THOMAS E JR			3	205,853	0	22,644	2,218.00																				
2021	2021-660011656	YELDELL, THOMAS E JR			3	208,162	0	22,722	2,198.00																				
2020	2020-660011656	YELDELL, THOMAS E JR			3	197,272	0	21,641	2,091.00																				
2019	2019-660011656	YELDELL, THOMAS E JR			3	187,364	0	20,610	1,992.00																				
2018	2018-660011656	YELDELL, THOMAS E JR			3	193,047	0	20,694	1,926.00																				
2017	2017-660011656	YELDELL, THOMAS E JR			3	191,461	0	19,709	1,854.00																				
2016	2016-660011656	YELDELL, THOMAS E JR			3	186,453	0	18,770	1,767.00																				
2015	2015-660011656	YELDELL, THOMAS E JR			3	180,744	0	17,876	1,695.00																				
2014	2014-660011656	YELDELL, THOMAS E JR			3	186,016	0	17,025	1,630.00																				
2013	2013-660011656	YELDELL, THOMAS E JR			3	165,661	0	16,215	1,519.00																				



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9699	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,250.00 x 1.87 = 78,900	
Factor Value		
Adjustments	1.0000	
Lot Value	78,900	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,664 / 2,476
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,664
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	270,306	109.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	314,430 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,824		
Lot Value	78,900		
Indicated Value	273,724	110.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	273,724	110.55	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.83	Total Misc Impr	+	19,732			
Roofing Adj	+ 3.13	Garage Cost	+	18,860			
Subfloor Adj	+ -1.55	Total RCN	=	309,244			
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	114,420			
Plumbing Adj	+ 6.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	194,824			
Adj Base Cost	= 109.31	Lot Value	+	78,900			
Total Area	x 2,476	Indicated Value	=	273,724			
Adjusted Cost	= 270,652	Value Per SqFt		110.55			

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	27547	47x8		376	25.75		9,682
PRCH	SLAB PORCH - COVERED	27548	14x12		168	26.40		4,435



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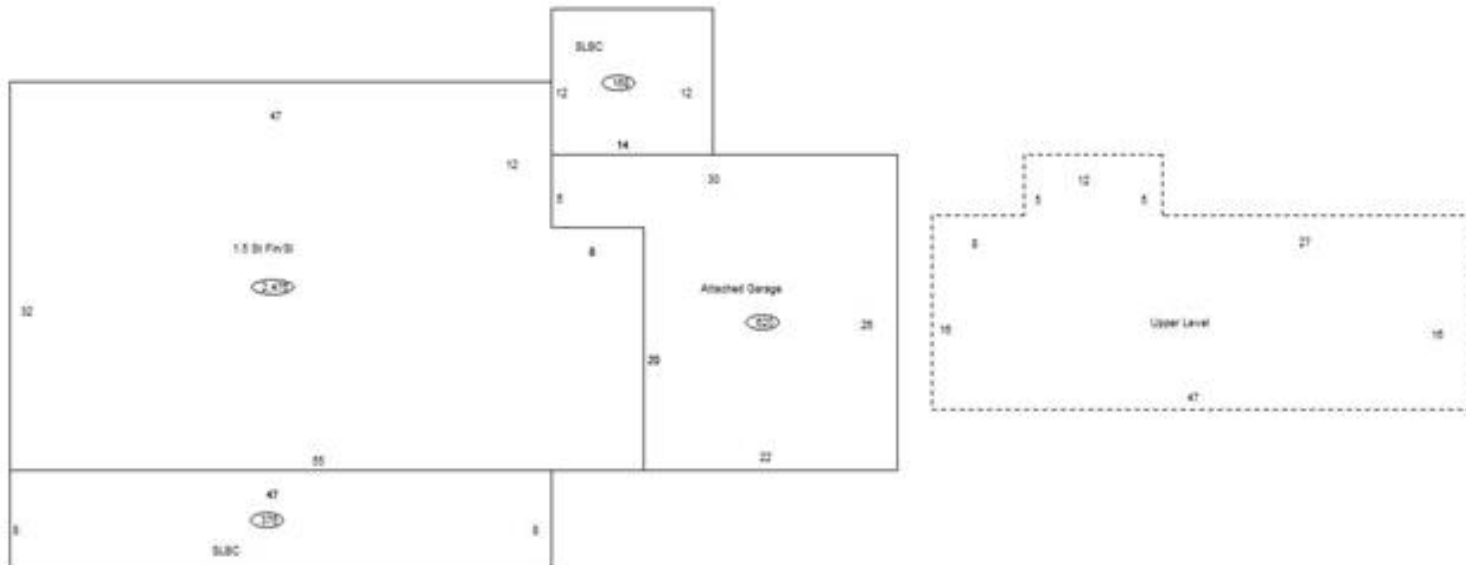
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,664	1.488	2,476
2	G	1		10	Attached Garage	620	1.000	620
3	M	PRCH		10	SLBC	376	1.000	376
4	M	PRCH		10	SLBC	168	1.000	168
5	U	^UL		10	Upper Level	812	1.000	812
Total Building Area						1,664		2,476



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 2	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 168)		786		786	786
	STF	STG FAIR	4x6x0			24
	Qual	2	Cond 2	Year 2018	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 24)		112		112	112