



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 660011658 Parcel ID 000000-00-0-00801-001-0007 Cadastral ID 11-21-14-04770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 282492 CORBIN, GREG & GLORIA 17305 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17305 E 110TH ST N Subdivision SUNRISE ESTATES Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9839	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,861.00 x 1.86 = 79,560	
Factor Value		
Adjustments	1.0000	
Lot Value	79,560	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,610 / 2,180
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,610
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29



\\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	
Adjusted R	0.8445		
Indicated Value	245,152	112.46	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	287,420 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,152		
Lot Value	79,560		
Indicated Value	260,712	119.59	Per SqFt
Agland Value			
Site Improvements	3,744		
Total Value	264,456	121.31	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.28	Total Misc Impr	+	13,262			
Roofing Adj	+ 3.46	Garage Cost	+	16,658			
Subfloor Adj	+ -1.70	Total RCN	=	275,824			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	99,297			
Plumbing Adj	+ 7.12	Lump Sums	+	4,625			
Basement Adj	+ 0.00	RCNLD	=	181,152			
Adj Base Cost	= 112.80	Lot Value	+	79,560			
Total Area	x 2,180	Indicated Value	=	260,712			
Adjusted Cost	= 245,904	Value Per SqFt		119.59			

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	27556	42x7		294	26.01		7,647
WODO	WOOD DECK - OPEN	27557	16x16		256	19.22	6%	4,625



Rogers

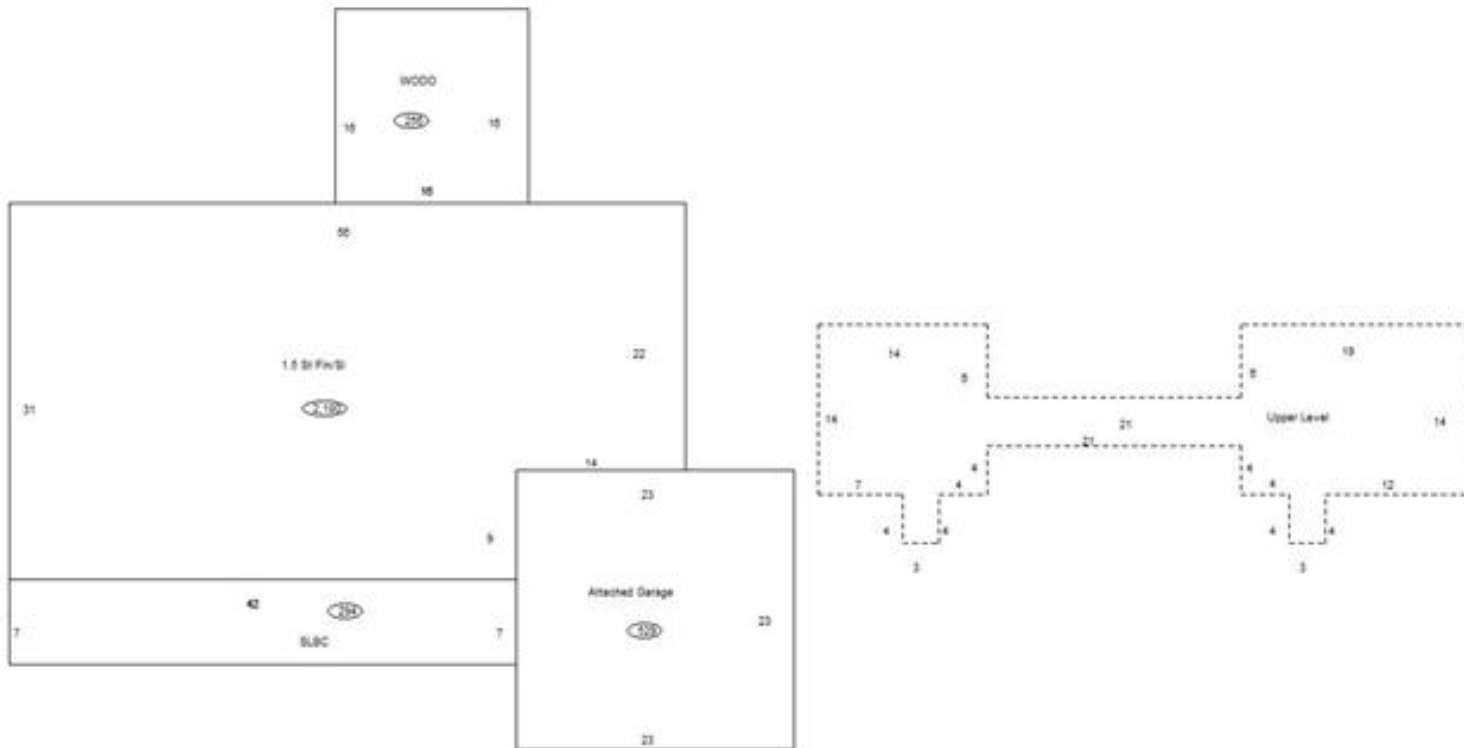
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,610	1.354	2,180
2	G	1		10	Attached Garage	529	1.000	529
3	M	PRCH		10	SLBC	294	1.000	294
4	M	WODO		10	WODO	256	1.000	256
5	U	^UL	Overhang	10	Upper Level	570	1.000	570
Total Building Area						1,610		2,180



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	20x20x0			400
	Qual 3	Cond 3	Year 2020	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
Base Cost (9.36 x 400)		3,744		3,744		3,744