



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:24:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011659 Parcel ID 000000-00-0-00801-001-0008 Cadastral ID 11-21-14-04780 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 118344 JOHNSON, KEVIN RAY & MARY LEE 17303 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17303 E 110TH ST N Subdivision SUNRISE ESTATES Lot/Block 0008 / 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: 36.31427536 -95.78006510																																																																																																																									
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Date 04/16/2026
Time 21:24:33
Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9976	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	43,455.00 x 1.85 = 80,201	
Factor Value		
Adjustments	1.0000	
Lot Value	80,201	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,550 / 1,550
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,550
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	654 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,177	132.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	229,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.27	Total Misc Impr	+	20,759			
Roofing Adj	+ 4.94	Garage Cost	+	19,757			
Subfloor Adj	+ -2.31	Total RCN	=	253,703			
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	93,870			
Plumbing Adj	+ 10.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,833			
Adj Base Cost	= 137.54	Lot Value	+	80,201			
Total Area	x 1,550	Indicated Value	=	240,034			
Adjusted Cost	= 213,187	Value Per SqFt		154.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,833		
Lot Value	80,201		
Indicated Value	240,034	154.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,034	154.86	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	27561	42x7		294	26.01		7,647
PRCH	SLAB PORCH - COVERED	27562	24x12		288	26.03		7,497



Rogers

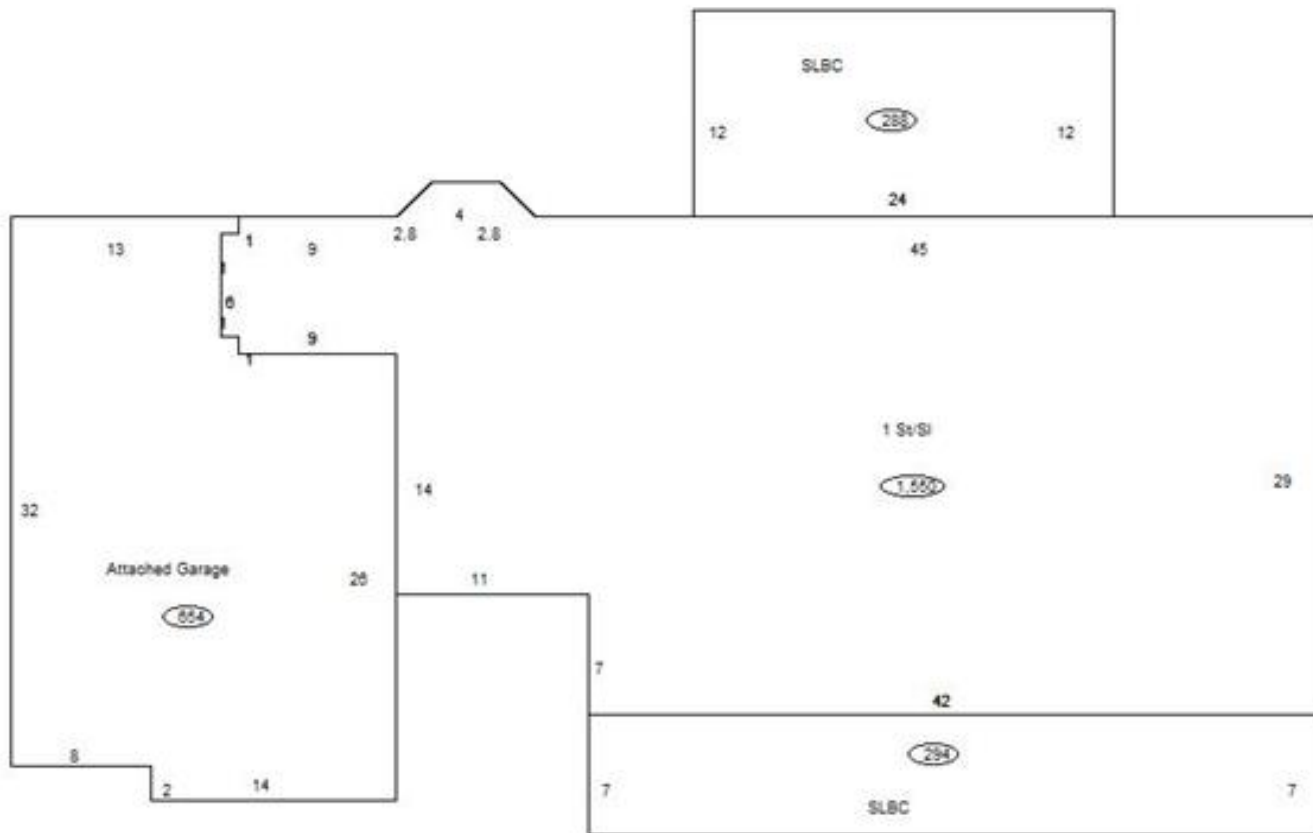
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 Time 21:24:33
 Page 3

Sketch Image

660011659



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,550	1.000	1,550
2	G	1		10	Attached Garage	654	1.000	654
3	M	PRCH		10	SLBC	294	1.000	294
4	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						1,550		1,550



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Date 04/16/2026
 Time 21:24:33
 Page 4

660011659

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x32x0			384
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x 384)		1,797			1,797	1,797
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
Base Cost (4.68 x 120)		562			562	562