



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:24:40
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Assessment Data					Primary Image																																																																																																																				
Account 660011667 Parcel ID 000000-00-0-00801-002-0007 Cadastral ID 11-21-14-04860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332219 TOWNS, ELLY CORINE & VERNON OLIVER GUESS 10919 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10919 N 173RD E AVE Subdivision SUNRISE ESTATES Lot/Block 0007 / 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 Lot/Long: 36.31304056 -95.77925267																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9505	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	41,405.00 x 1.88 = 77,987	
Factor Value		
Adjustments	1.0000	
Lot Value	77,987	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,572 / 1,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,572
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1984 / 20



\\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	250,581	159.40	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	277,900 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.73	Total Misc Impr	+	12,634			
Roofing Adj	+ 4.73	Garage Cost	+	16,627			
Subfloor Adj	+ -2.34	Total RCN	=	241,843			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	55,624			
Plumbing Adj	+ 6.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	186,219			
Adj Base Cost	= 135.23	Lot Value	+	77,987			
Total Area	x 1,572	Indicated Value	=	264,206			
Adjusted Cost	= 212,582	Value Per SqFt		168.07			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,219		
Lot Value	77,987		
Indicated Value	264,206	168.07	Per SqFt
Agland Value			
Site Improvements	57,057		
Total Value	321,263	204.37	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	27602	27x7		189	26.34		4,978
PATO	SLAB PORCH - OPEN	27603	16x12		192	10.63		2,041



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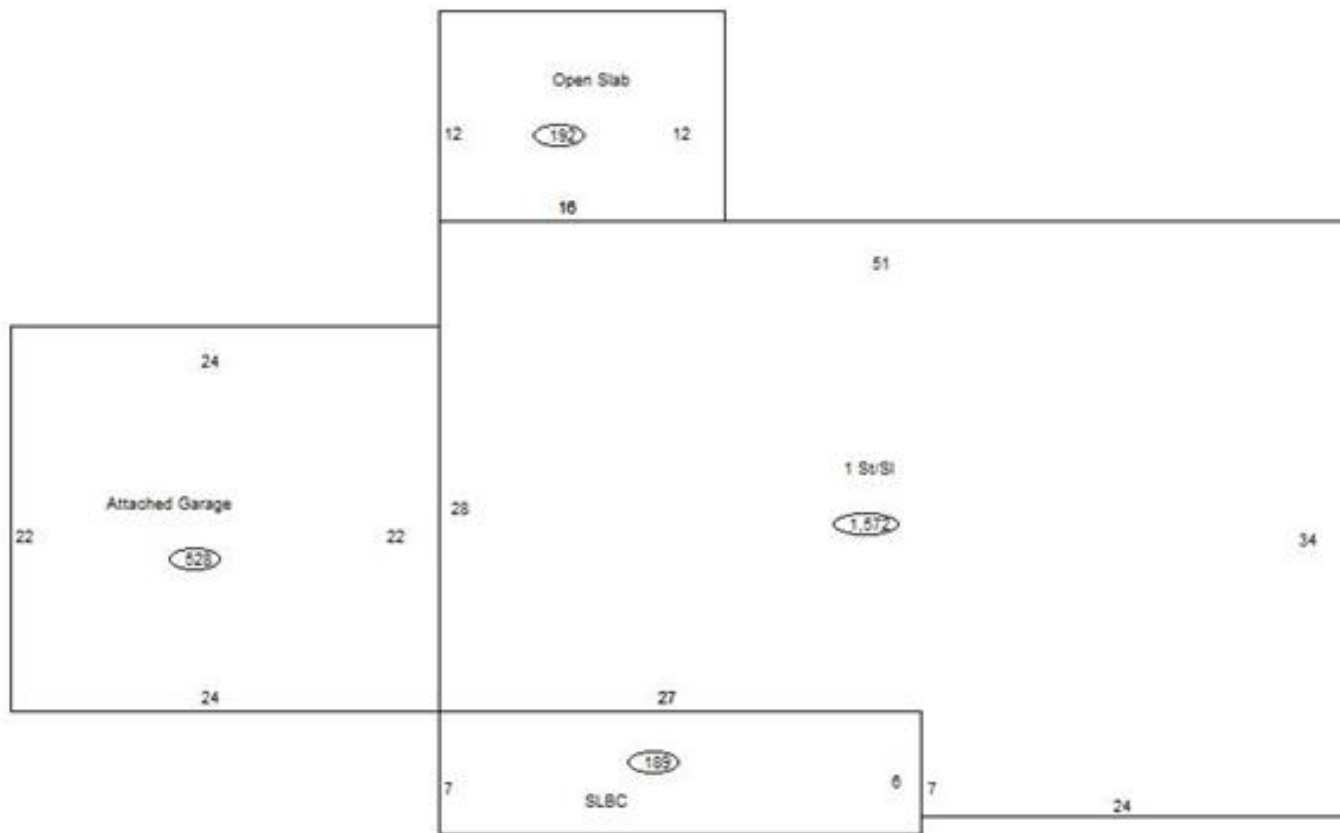
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,572	1.000	1,572
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	189	1.000	189
4	M	PATO		10	Open Slab	192	1.000	192
Total Building Area						1,572		1,572



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x40x0			2,000	
	Qual	Cond	Year	2016	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (29.46 x 2,000)		58,920		58,920	2,946	55,974
	LNT0	LEAN TO - ATTACHED	15x8x0			120	
	Qual	Cond	Year	2016	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (9.50 x 120)		1,140		1,140	57	1,083
	STF	STG FAIR	12x12x0			144	
	Qual	2	Cond	2	Year	Eff Age	2026
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674		674	674	