



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:24:42
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011668 Parcel ID 000000-00-0-00801-002-0008 Cadastral ID 11-21-14-04870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 276432 KINGSLEY, CARL & RAYELENE 10923 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 17304 E 110TH ST N Subdivision SUNRISE ESTATES Lot/Block 0008 / 0002 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	0.9512	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	41,436.00 x 1.88 = 78,021	
Factor Value		
Adjustments	1.0000	
Lot Value	78,021	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,643 / 2,335
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,643
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	639 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32



\\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	259,613	111.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	305,530		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,349		
Lot Value	78,021		
Indicated Value	268,370	114.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	268,370	114.93	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.55	Total Misc Impr	+	13,834			
Roofing Adj	+ 3.44	Garage Cost	+	19,362			
Subfloor Adj	+ -1.62	Total RCN	=	317,249			
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	126,900			
Plumbing Adj	+ 6.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	190,349			
Adj Base Cost	= 121.65	Lot Value	+	78,021			
Total Area	x 2,335	Indicated Value	=	268,370			
Adjusted Cost	= 284,053	Value Per SqFt		114.93			

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	27606		131	131	26.52		3,474
PRCH	SLAB PORCH - COVERED	27607	15x12		180	26.36		4,745



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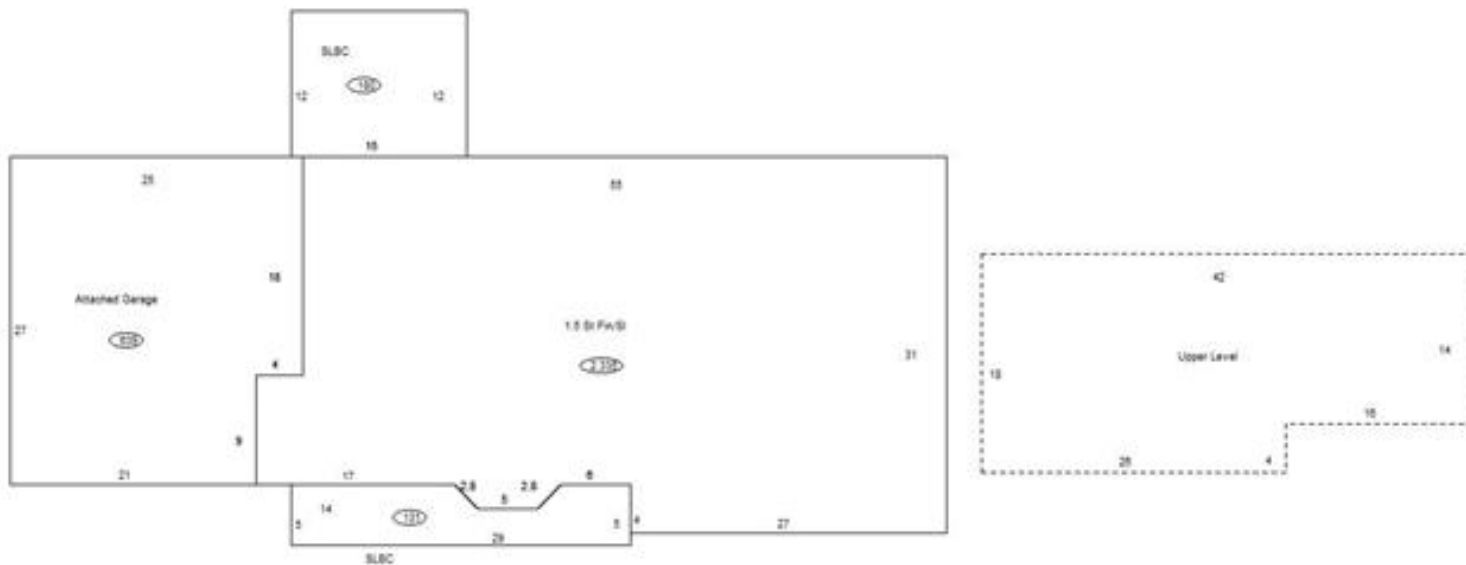
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Sketch Image

660011668



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	1,643	1.421	2,335
2	G	1		10	Attached Garage	639	1.000	639
3	M	PRCH		10	SLBC	131	1.000	131
4	M	PRCH		10	SLBC	180	1.000	180
5	U	^UL		10	Upper Level	692	1.000	692
Total Building Area						1,643		2,335