



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660011669 Parcel ID 000000-00-0-00801-002-0009 Cadastral ID 11-21-14-04880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329394 STUMP, KRISTAFER D TRUST & CONNIE J STUMP TRUST 17310 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17310 E 110TH ST N Subdivision SUNRISE ESTATES Lot/Block 0009 / 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: 36.31328384 -95.77860441																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0722 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 46,707.00 x 1.79 = 83,714 Factor Value Adjustments 1.0000 Lot Value 83,714		

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, Stone 20% Frame, Siding, Wood
Base/Total Area	1,680 / 2,440
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,680
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	280,318 114.88 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	324,220 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	201,409
Lot Value	83,714
Indicated Value	285,123 116.85 Per SqFt
Agland Value	
Site Improvements	24,906
Total Value	310,029 127.06 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.74	Total Misc Impr	+ 23,598				
Roofing Adj	+ 3.20	Garage Cost	+ 15,499				
Subfloor Adj	+ -1.59	Total RCN	= 319,697				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 118,288				
Plumbing Adj	+ 8.01	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 201,409				
Adj Base Cost	= 115.00	Lot Value	+ 83,714				
Total Area	x 2,440	Indicated Value	= 285,123				
Adjusted Cost	= 280,600	Value Per SqFt	116.85				

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	27611	14x12		168	26.40	4,435
PRCH	SLAB PORCH - COVERED	27612	46x10		460	25.49	11,725
PATO	SLAB PORCH - OPEN	27613	14x12		168	10.85	1,823



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			884	
	Qual 2	Cond 3	Year 2004	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 884)		14,144		14,144	707	13,437
	GRC	Apartment Garages, Detached	0x0x0			504	
	Qual 3	Cond 3	Year 2004	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
	Base Cost (25.86 x 504)		13,033		13,033	1,564	11,469
	STF	STG FAIR	12x10x0			120	
	Qual 2	Cond 2	Year	Eff Age	2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	562	