



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:24:43
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Assessment Data					Primary Image																																																																																																																				
Account 660011670 Parcel ID 000000-00-0-00801-002-0010 Cadastral ID 11-21-14-04890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 314557 TURRENTINE, BRUCE R & DEBORAH J 17312 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17312 E 110TH ST N Subdivision SUNRISE ESTATES Lot/Block 0010 / 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: 36.31328503 -95.77812676																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1002		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	47,927.00 x 1.77 = 85,031		
Factor Value			
Adjustments	1.0000		
Lot Value	85,031		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,864 / 1,864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,864
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1984 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	243,317	130.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	289,050 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.76	Total Misc Impr	+ 15,984
Roofing Adj	+ 4.66	Garage Cost	+ 17,686
Subfloor Adj	+ -2.43	Total RCN	= 283,353
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 87,839
Plumbing Adj	+ 8.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 195,514
Adj Base Cost	= 133.95	Lot Value	+ 85,031
Total Area	x 1,864	Indicated Value	= 280,545
Adjusted Cost	= 249,683	Value Per SqFt	150.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,514		
Lot Value	85,031		
Indicated Value	280,545	150.51	Per SqFt
Agland Value			
Site Improvements	24,365		
Total Value	304,910	163.58	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	27617	27x4		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	27618	24x12		288	26.03		7,497



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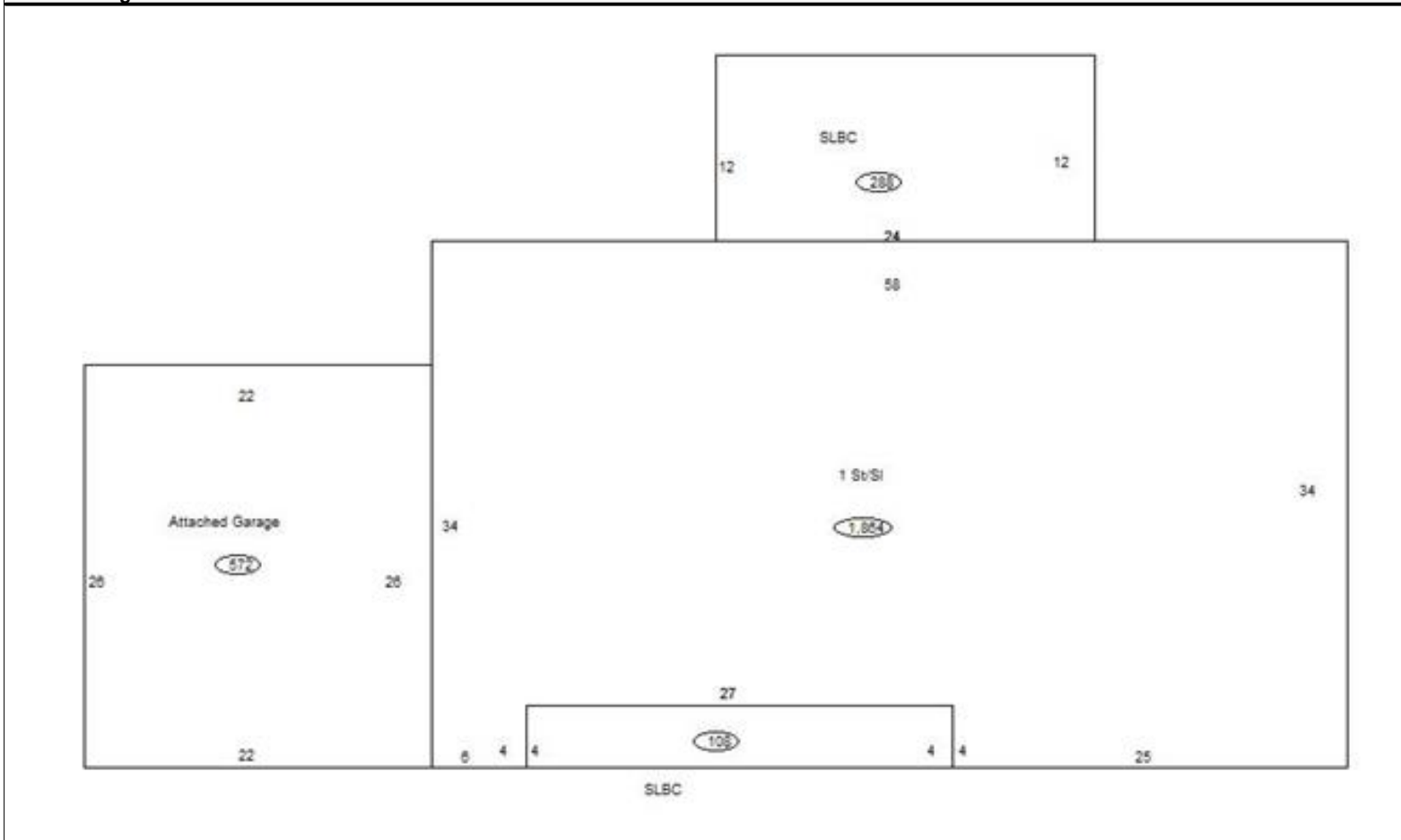
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Sketch Image

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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	1,864	1.000	1,864
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						1,864		1,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	24x24x0			576	
	Qual	4	Cond	Year	2016	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (39.52 x 576)		22,764		22,764		22,764
	LTS	Lean-To (Stl Frm)	24x12x0			288	
	Qual		Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)		RCNLD
	Base Cost (5.56 x 288)		1,601		1,601		1,601
	STF	STG FAIR	10x12x0			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		