



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660011674 Parcel ID 000000-00-0-00801-003-0002 Cadastral ID 11-21-14-04930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342175 BONDE, KATHRYN 17316 E 109TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17316 E 109TH ST N Subdivision SUNRISE ESTATES Lot/Block 0002 / 0003 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: 36.31142500 -95.77721803																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.956							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	41,643.00 x 1.88 = 78,244			\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022				
Factor Value				GRM Approach				
Adjustments	1.5593			GRM Code				
Lot Value	122,005			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 296,426 142.92 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,066 / 2,074			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 6				
HVAC	100% Warmed & Cooled Air			Indicated Value 314,550 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,066			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 187,238				
Bed/F/H Bath	4 / 2.5 /			Lot Value 122,005				
Basement Area				Indicated Value 309,243 149.10 Per SqFt				
Garage Type	572 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 35,569				
Year/Eff Age	1985 / 31			Total Value 344,812 166.25 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	102.24	Total Misc Impr	+ 18,125					
Roofing Adj	+ 3.19	Garage Cost	+ 22,085					
Subfloor Adj	+ -2.06	Total RCN	= 306,947					
Heat/Cool Adj	+ 14.47	Depreciation (39%)	- 119,709					
Plumbing Adj	+ 10.77	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 187,238					
Adj Base Cost	= 128.61	Lot Value	+ 122,005					
Total Area	x 2,074	Indicated Value	= 309,243					
Adjusted Cost	= 266,737	Value Per SqFt	149.10					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	27634		42	42	29.40		1,235
PRCH	SLAB PORCH - COVERED	27635	24x14		336	28.36		9,529
PATO	SLAB PORCH - OPEN	27636	12x6		72	12.93		931



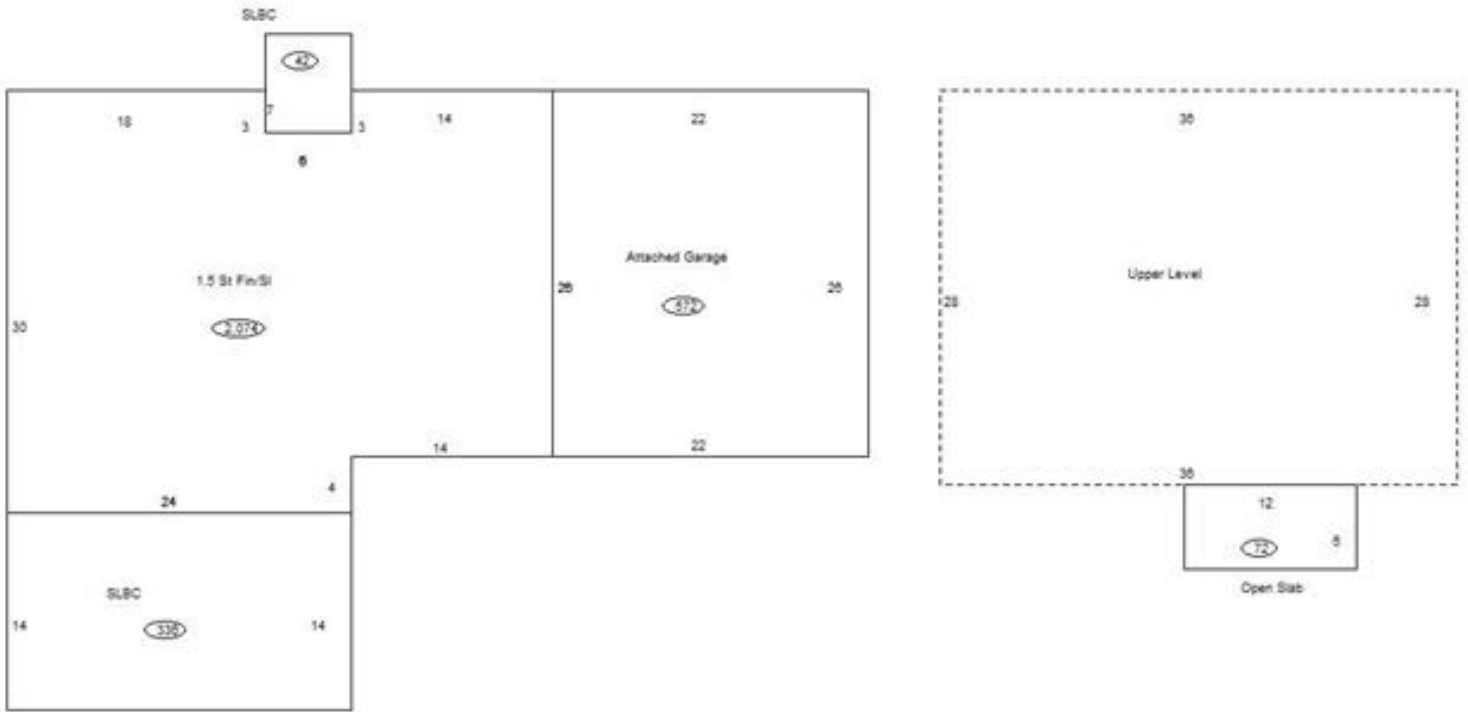
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,066	1.946	2,074
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	336	1.000	336
5	M	PATO		10	Open Slab	72	1.000	72
6	U	^UL		10	Upper Level	1,008	1.000	1,008
Total Building Area						1,066		2,074



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual	2	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (34.07 x 1,200)		40,884	40,884	5,315	35,569
	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	