



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:24:55  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011680 <b>Parcel ID</b> 000000-00-0-00801-003-0008 <b>Cadastral ID</b> 11-21-14-04990 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 329857 BAKER, BRETT & RAVONNA  10911 N 173RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10911 N 173RD E AVE <b>Subdivision</b> SUNRISE ESTATES <b>Lot/Block</b> 0008 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31128284 -95.78020437																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9753	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,484.00 x 1.86 = 79,153	
Factor Value		
Adjustments	1.0000	
Lot Value	79,153	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,773 / 2,462
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,773
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	768 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1986 / 19



\\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	
Adjusted R	0.8445		
Indicated Value	319,486	129.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	431,910		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,861		
Lot Value	79,153		
Indicated Value	320,014	129.98	Per SqFt
Agland Value			
Site Improvements	36,984		
Total Value	356,998	145.00	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.96	Total Misc Impr	+	18,396			
Roofing Adj	+ 3.29	Garage Cost	+	22,879			
Subfloor Adj	+ -1.53	Total RCN	=	308,796			
Heat/Cool Adj	+ 12.64	Depreciation ( 22%)	-	67,935			
Plumbing Adj	+ 6.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	240,861			
Adj Base Cost	= 108.66	Lot Value	+	79,153			
Total Area	x 2,462	Indicated Value	=	320,014			
Adjusted Cost	= 267,521	Value Per SqFt		129.98			

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	27667	14x12		168	26.40		4,435
PRCH	SLAB PORCH - COVERED	27668	46x7		322	25.92		8,346
SHLT	STORM SHELTER							



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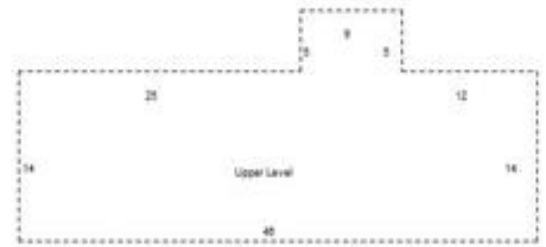
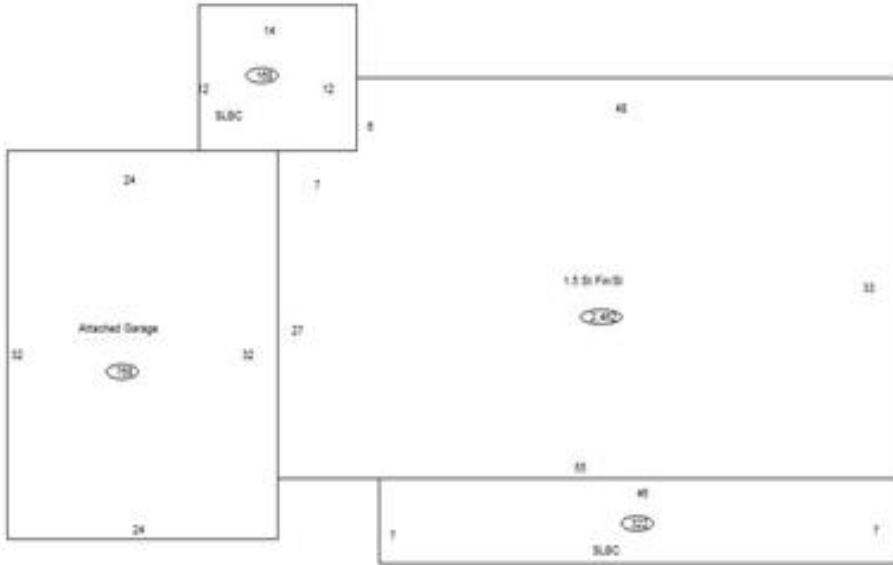
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### Sketch Image

660011680



### 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	1,773	1.389	2,462
2	G	1		10	Attached Garage	768	1.000	768
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	322	1.000	322
5	U	^UL		10	Upper Level	689	1.000	689
<b>Total Building Area</b>						<b>1,773</b>		<b>2,462</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x0			1,200
	Qual	3	Cond 3	Year 2021	Eff Age 4	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (33.14 x 1,200)	39,768	39,768	2,784	36,984