



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 660011684 Parcel ID 000000-00-0-00801-003-0012 Cadastral ID 11-21-14-05030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315058 THRASHER, STEPHANIE ANNE 10920 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10920 173RD E AVE Subdivision SUNRISE ESTATES Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-2\IM 9/6/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9846	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	42,891.00 x 1.86 = 79,592	
Factor Value		
Adjustments	1.0000	
Lot Value	79,592	

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, Masonry
Base/Total Area	1,538 / 2,030
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,538
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1985 / 31



\\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	240,269	118.36	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	287,930 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	168,706		
Lot Value	79,592		
Indicated Value	248,298	122.31	Per SqFt
Agland Value			
Site Improvements	3,450		
Total Value	251,748	124.01	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.07	Total Misc Impr	+ 15,879				
Roofing Adj	+ 3.61	Garage Cost	+ 18,963				
Subfloor Adj	+ -1.81	Total RCN	= 274,646				
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 107,112				
Plumbing Adj	+ 9.62	Lump Sums	+ 1,172				
Basement Adj	+ 0.00	RCNLD	= 168,706				
Adj Base Cost	= 118.13	Lot Value	+ 79,592				
Total Area	x 2,030	Indicated Value	= 248,298				
Adjusted Cost	= 239,804	Value Per SqFt	122.31				

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	27686	25x5		125	26.54		3,318
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	27687	20x12		240	28.94		6,946
WODO	WOOD DECK - OPEN	27688	12x7		84	27.91	50%	1,172



Rogers

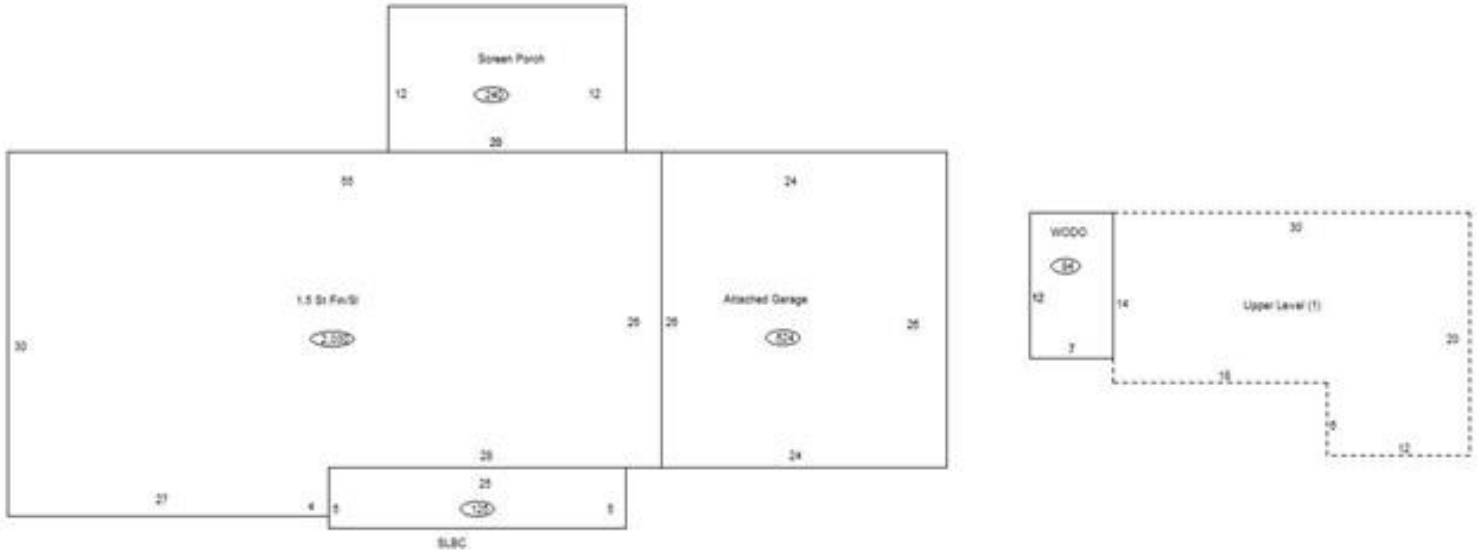
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Sketch Image

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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	1,538	1.320	2,030
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	125	1.000	125
4	M	EPKS		10	Screen Porch	240	1.000	240
5	M	WODO		10	WODO	84	1.000	84
6	U	^UL		10	Upper Level (1)	492	1.000	492
Total Building Area						1,538		2,030



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			308
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (16.00 x 308)		4,928		4,928	1,478	3,450