



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:25:02
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011685 Parcel ID 000000-00-0-00801-003-0013 Cadastral ID 11-21-14-05040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 266948 FORD, ROGER D & KIM M 10922 N 173RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10922 N 173RD E AVE Subdivision SUNRISE ESTATES Lot/Block 0013 / 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: 36.31350705 -95.78030305																																																																																																																									
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Date 04/16/2026
Time 21:25:02
Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0947	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,686.00 x 1.78 = 84,771	
Factor Value		
Adjustments	1.0000	
Lot Value	84,771	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,648 / 2,028
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,648
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
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	242,182	119.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	289,720 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.25	Total Misc Impr	+	26,765			
Roofing Adj	+ 3.80	Garage Cost	+	17,211			
Subfloor Adj	+ -1.88	Total RCN	=	288,269			
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	112,425			
Plumbing Adj	+ 7.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	175,844			
Adj Base Cost	= 120.46	Lot Value	+	84,771			
Total Area	x 2,028	Indicated Value	=	260,615			
Adjusted Cost	= 244,293	Value Per SqFt		128.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,844		
Lot Value	84,771		
Indicated Value	260,615	128.51	Per SqFt
Agland Value			
Site Improvements	11,945		
Total Value	272,560	134.40	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
EPSW	ENCLOSED PORCH - SOLID WALL	27692		168	168	69.42		11,663
PRCH	SLAB PORCH - COVERED	27693		46x8	368	25.78		9,487



Rogers

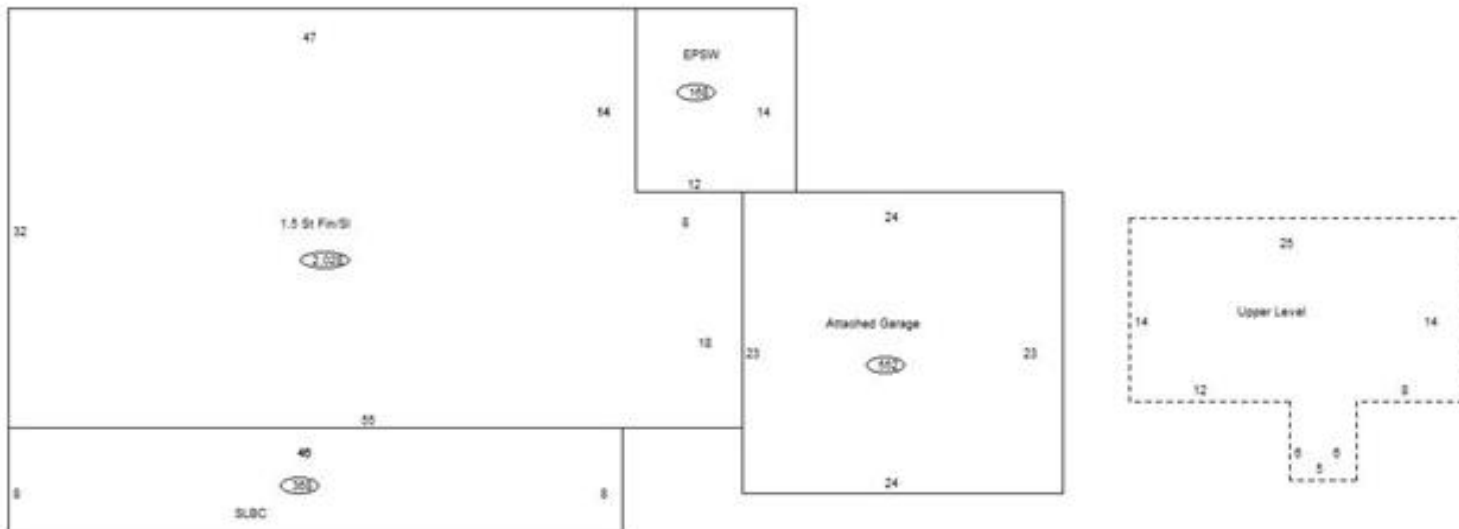
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 Time 21:25:02
 Page 3

Sketch Image

660011685



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	1,648	1.231	2,028
2	G	1		10	Attached Garage	552	1.000	552
3	M	EPSW		10	EPSW	168	1.000	168
4	M	PRCH		10	SLBC	368	1.000	368
5	U	^UL		10	Upper Level	380	1.000	380
Total Building Area						1,648		2,028



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 Page 4

660011685

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x30x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)	11,520		11,520	1,152	10,368
	LT	LEAN-TO	20x30x0			600
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 600)	1,752		1,752	175	1,577
	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	
	CP	CARPORT DIRT	12x40x0			480
	Qual 1	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 480)	1,680		1,680	1,680	