



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011692 <b>Parcel ID</b> 000000-00-0-00873-001-0007 <b>Cadastral ID</b> 11-21-14-05110 <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> 123424 SALERNO, JOSEPH A & TAMMY L SELERNO REVOCABLE LIVING TRUST 10736 N 166TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 10736 N 166TH E AVE <b>Subdivision</b> VILLAGE <b>Lot/Block</b> 0007 / 0001 <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: 36.31050001 -95.78923981					<b>Building Permits</b>																																																																																																																				
LOT 7 BLOCK 1 VILLAGE					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2579 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 54,795.00 x 1.69 = 92,449 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 92,449		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Stone 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,975 / 1,975
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,975
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	213,409	108.06	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	271,850		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.59	<b>Total Misc Impr</b>	+	21,040			
<b>Roofing Adj</b>	+ 4.71	<b>Garage Cost</b>	+	15,015			
<b>Subfloor Adj</b>	+ -2.20	<b>Total RCN</b>	=	299,895			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	-	128,955			
<b>Plumbing Adj</b>	+ 7.85	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	170,940			
<b>Adj Base Cost</b>	= 133.59	<b>Lot Value</b>	+	92,449			
<b>Total Area</b>	x 1,975	<b>Indicated Value</b>	=	263,389			
<b>Adjusted Cost</b>	= 263,840	<b>Value Per SqFt</b>		133.36			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	170,940		
<b>Lot Value</b>	92,449		
<b>Indicated Value</b>	263,389	133.36	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	263,389	133.36	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	27722		147	147	26.47		3,891
PATO	SLAB PORCH - OPEN	27723	27x20		540	8.60		4,644
PRCH	SLAB PORCH - COVERED	27724	22x12		264	26.10		6,890





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 2	Year	Eff Age 2026	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 120)		562		562		562