



# 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> 660011697 <b>Parcel ID</b> 000000-00-0-00873-002-0002 <b>Cadastral ID</b> 11-21-14-05160 <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> 123544 JOHNSEY, JOHN K  10623 N 166TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10623 N 166TH E AVE <b>Subdivision</b> VILLAGE <b>Lot/Block</b> 0002 / 0002 <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: 36.30823073 -95.78795609 LOT 2 BLOCK 2 VILLAGE																																																																																																																									
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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> 1.2378 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 53,917.00 x 1.70 = 91,500 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 91,500		

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>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,913 / 1,913
<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>	1,913
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	672 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

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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>	225,733	118.00	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>	265,790 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	162,412		
<b>Lot Value</b>	91,500		
<b>Indicated Value</b>	253,912	132.73	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	253,912	132.73	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.01	<b>Total Misc Impr</b>	+ 23,350				
<b>Roofing Adj</b>	+ 4.64	<b>Garage Cost</b>	+ 20,220				
<b>Subfloor Adj</b>	+ -2.43	<b>Total RCN</b>	= 284,933				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 122,521				
<b>Plumbing Adj</b>	+ 5.31	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 162,412				
<b>Adj Base Cost</b>	= 126.17	<b>Lot Value</b>	+ 91,500				
<b>Total Area</b>	x 1,913	<b>Indicated Value</b>	= 253,912				
<b>Adjusted Cost</b>	= 241,363	<b>Value Per SqFt</b>	132.73				

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	27744	22x7		154	26.45		4,073
PRCH	SLAB PORCH - COVERED	27745	27x20		540	25.30		13,662



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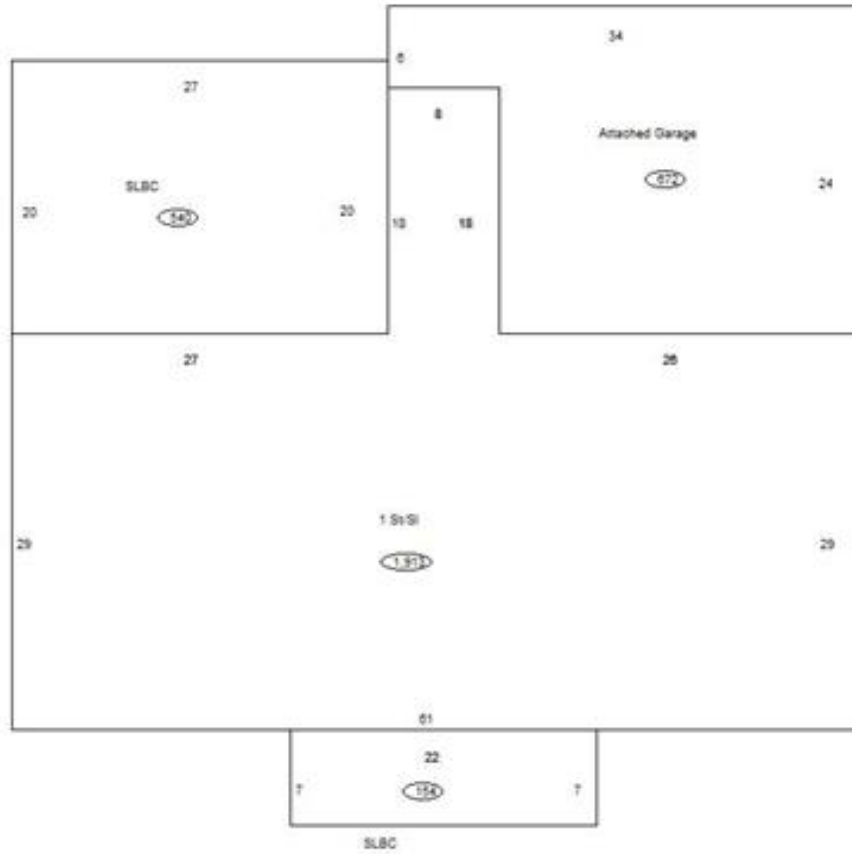
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Sketch Image

660011697



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,913	1.000	1,913
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	154	1.000	154
4	M	PRCH		10	SLBC	540	1.000	540
<b>Total Building Area</b>						1,913		1,913