



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:25:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011707 Parcel ID 000000-00-0-00873-002-0012 Cadastral ID 11-21-14-05260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 281139 BATISTA, JOSE & DENISE 10832 N 168TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 10832 N 168TH E AVE Subdivision VILLAGE Lot/Block 0012 / 0002 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: 36.31163875 -95.78655610					Building Permits <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>R23 240</td> <td>R24 NEW DTCH ACC BLDG 30X50</td> <td>08/2023</td> <td>12/2023</td> <td>45,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 240	R24 NEW DTCH ACC BLDG 30X50	08/2023	12/2023	45,000																																																																																																						
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Date 04/16/2026
Time 21:25:32
Page 2

Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2076	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	52,604.00 x 1.71 = 90,082	
Factor Value		
Adjustments	1.0000	
Lot Value	90,082	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,492 / 2,492
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,492
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/31/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	314,504	126.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	320,400 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,493		
Lot Value	90,082		
Indicated Value	285,575	114.60	Per SqFt
Agland Value			
Site Improvements	47,072		
Total Value	332,647	133.49	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.33	Total Misc Impr	+	19,468			
Roofing Adj	+ 4.51	Garage Cost	+	20,220			
Subfloor Adj	+ -2.16	Total RCN	=	349,095			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	153,602			
Plumbing Adj	+ 7.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	195,493			
Adj Base Cost	= 124.16	Lot Value	+	90,082			
Total Area	x 2,492	Indicated Value	=	285,575			
Adjusted Cost	= 309,407	Value Per SqFt		114.60			

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	27784		228	228	26.21		5,976
PRCH	SLAB PORCH - COVERED	27785	24x10		240	26.18		6,283
PATO	SLAB PORCH - OPEN	27786	24x6		144	11.07		1,594



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 Page 4

660011707

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x10	Concrete	Formed Metal	1,600
	Qual 3	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary Base Cost (30.33 x 1,600) 48,528		Modifier Total	RCN 48,528	Depr (3% Phys/ % Func) 1,456	RCNLD 47,072
	STF	STG FAIR	8x12x0			96
	Qual 2	Cond 2	Year	Eff Age 2026		
	Valuation Summary Base Cost (4.68 x 96) 449		Modifier Total	RCN 449	Depr (100% Phys/ % Func) 449	RCNLD 449