



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 660011712 Parcel ID 000000-00-0-00873-002-0017 Cadastral ID 11-21-14-05310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 264213 PEYTON, JAMES A & SUSAN K LIVING TRUST 10642 N 168TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10642 N 168TH E AVE Subdivision VILLAGE Lot/Block 0017 / 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: 36.30913729 -95.78682867																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2361	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	53,842.00 x 1.70 = 91,419	
Factor Value		
Adjustments	1.0000	
Lot Value	91,419	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,960 / 1,960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,960
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 42

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/31/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	217,397	110.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	254,230		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.15	Total Misc Impr	+	4,630			
Roofing Adj	+ 4.72	Garage Cost	+	16,924			
Subfloor Adj	+ -2.21	Total RCN	=	286,585			
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	137,561			
Plumbing Adj	+ 7.92	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,024			
Adj Base Cost	= 135.22	Lot Value	+	91,419			
Total Area	x 1,960	Indicated Value	=	240,443			
Adjusted Cost	= 265,031	Value Per SqFt		122.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,024		
Lot Value	91,419		
Indicated Value	240,443	122.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,443	122.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	27806	36		36	26.82		966
PATO	SLAB PORCH - OPEN	27807	426		426	8.60		3,664



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 2	10x12x0 Year	Eff Age	2026	120
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 120)		562		562	562	
	STF Qual 2	STG FAIR Cond 2	12x20x0 Year	Eff Age	2026	240
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 240)		1,123		1,123	1,123	