



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:56:55  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011732 <b>Parcel ID</b> 000000-00-0-00873-006-0006 <b>Cadastral ID</b> 11-21-14-05510 <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> 265791 RYLKO, JOHN V & MARGARET E FAMILY TRUST  10922 N 168TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10922 N 168TH E AVE <b>Subdivision</b> VILLAGE <b>Lot/Block</b> 0006 / 0006 <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: 36.31297906 -95.78684841																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3526	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	58,920.00 x 1.64 = 96,904	
Factor Value		
Adjustments	1.0000	
Lot Value	96,904	

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, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,454 / 2,369
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,454
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	476 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach		Manual : 01/2025	
Base Cost	94.11	Total Misc Impr	+ 26,727
Roofing Adj	+ 3.08	Garage Cost	+ 15,332
Subfloor Adj	+ -1.45	Total RCN	= 321,009
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 138,034
Plumbing Adj	+ 9.37	Lump Sums	+ 2,114
Basement Adj	+ 0.00	RCNLD	= 185,089
Adj Base Cost	= 117.75	Lot Value	+ 96,904
Total Area	x 2,369	Indicated Value	= 281,993
Adjusted Cost	= 278,950	Value Per SqFt	119.03



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	259,724	109.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	307,070		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,089		
Lot Value	96,904		
Indicated Value	281,993	119.03	Per SqFt
Agland Value			
Site Improvements	17,004		
Total Value	298,997	126.21	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	27894	465		465	25.47		11,844
PRCH	SLAB PORCH - COVERED	27895	286		286	26.03		7,445
PATO	SLAB PORCH - OPEN	27896	21x8		168	10.85		1,823
WODO	WOOD DECK - OPEN	27897	10x8		80	28.11	6%	2,114



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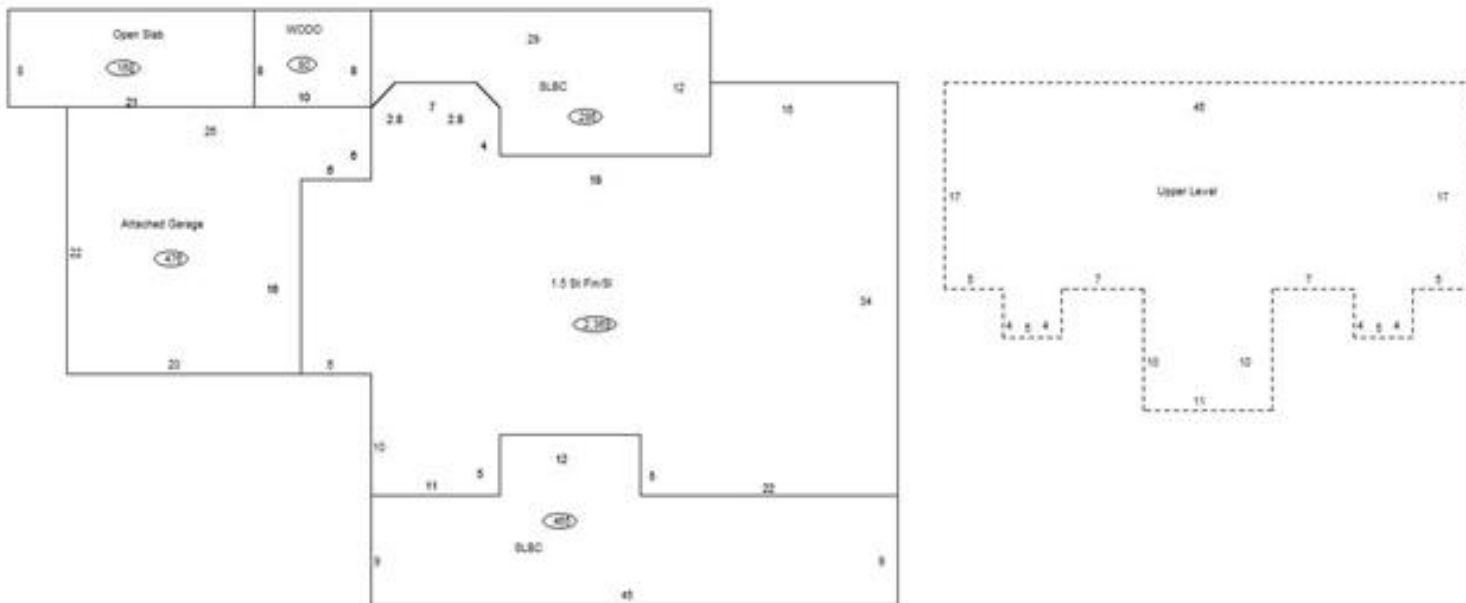
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### Sketch Image

660011732



### 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	1,454	1.629	2,369
2	G	1		10	Attached Garage	476	1.000	476
3	U	^UL		10	Upper Level	915	1.000	915
4	M	PRCH		10	SLBC	465	1.000	465
5	M	PRCH		10	SLBC	286	1.000	286
6	M	PATO		10	Open Slab	168	1.000	168
7	M	WODO		10	WODO	80	1.000	80
<b>Total Building Area</b>						1,454		2,369



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### 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		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 720)		11,520	11,520	2,304	9,216
	UTIL	SHOP BUILDING	0x0x0			252
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 252)		7,883	7,883	394	7,489
	LT	LEAN-TO	0x0x0			108
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 108)		315	315	16	299
	GA	GAZEBO AVG	0x0x0			1
	Qual 3	Cond 1	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8,350.00 x 1)		8,350	8,350	8,350	