



# 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> 660011735 <b>Parcel ID</b> 000000-00-0-00873-006-0009 <b>Cadastral ID</b> 11-21-14-05540 <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> 307035 DREW, JASON & ADRIANNE  11024 N 168TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11024 N 168TH E AVE <b>Subdivision</b> VILLAGE <b>Lot/Block</b> 0009 / 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: 36.31448226 -95.78684098																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3887	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	60,493.00 x 1.63 = 98,514	
Factor Value		
Adjustments	1.0000	
Lot Value	98,514	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	2,238 / 2,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,238
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	241,860	108.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	293,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.58	Total Misc Impr	+	10,766			
Roofing Adj	+ 4.50	Garage Cost	+	15,422			
Subfloor Adj	+ -2.38	Total RCN	=	311,018			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	133,738			
Plumbing Adj	+ 6.93	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	177,280			
Adj Base Cost	= 127.27	Lot Value	+	98,514			
Total Area	x 2,238	Indicated Value	=	275,794			
Adjusted Cost	= 284,830	Value Per SqFt		123.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,280		
Lot Value	98,514		
Indicated Value	275,794	123.23	Per SqFt
Agland Value			
Site Improvements	9,360		
Total Value	285,154	127.41	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	27910	18x4		72	26.70		1,922
PATO	SLAB PORCH - OPEN	27911	372		372	8.68		3,229



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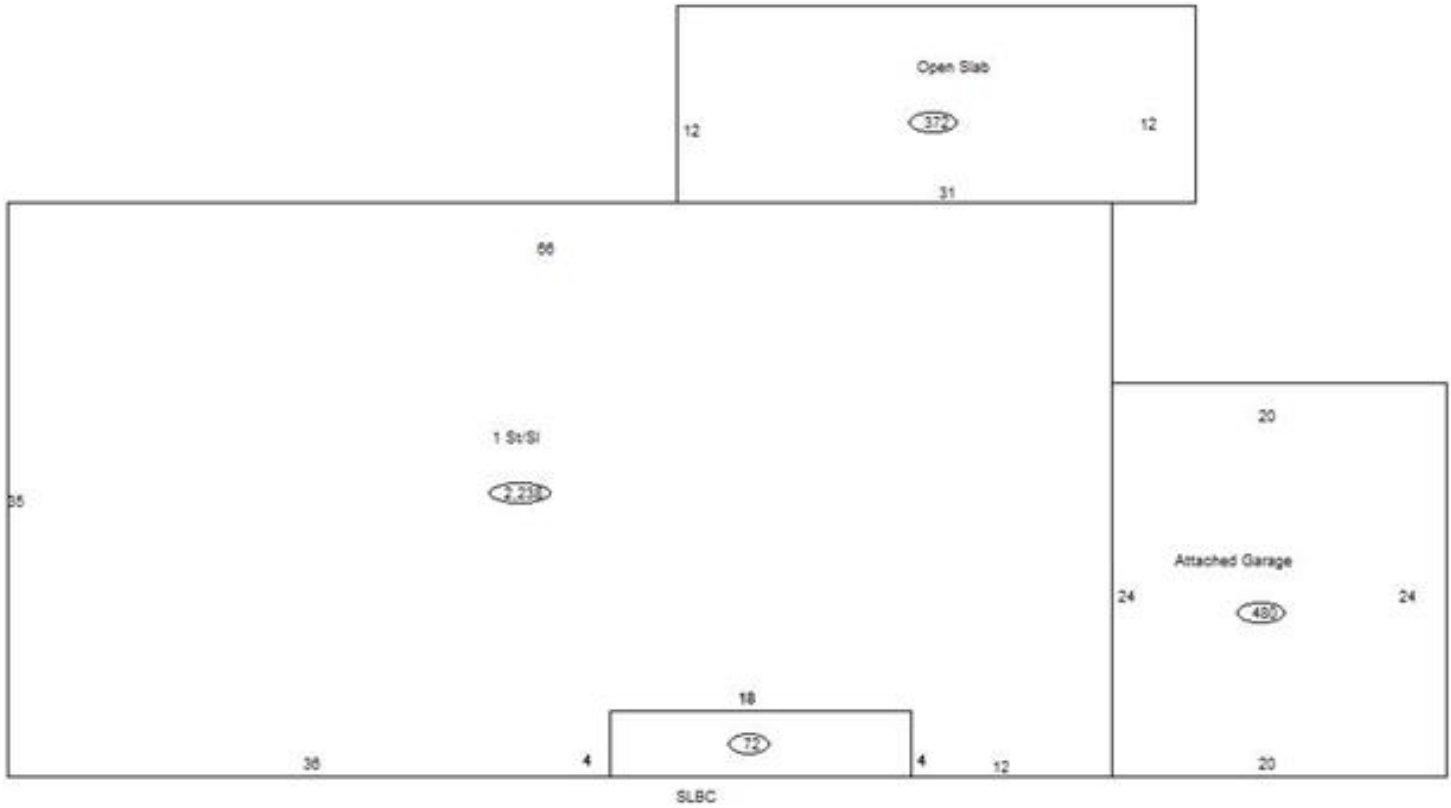
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,238	1.000	2,238
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PATO		10	Open Slab	372	1.000	372
<b>Total Building Area</b>						2,238		2,238



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			900
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 900)		14,400	14,400	5,040		9,360