



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	660011747								
Parcel ID	000000-00-0-00876-001-0008								
Cadastral ID	11-21-14-05660								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	340080								
HARMAN, RYAN & LESLIE									
16910 E 110TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	16910 E 110TH ST N								
Subdivision	VILLAGE SECOND								
Lot/Block	0008 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	11 / 21 / 14 / 5								
Neighborhood	1047 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.31433854 -95.78492744									
Building Permits									
LOT 8 BLOCK 1 VILLAGE SECOND									
Number	Description	Opened	Closed	Amount					
R23 038	R24 NEW DTCH ACC BLDG	02/2023	05/2023	59,380					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MCCARTHY, ANDRIA	10/19/2022	300,000	YES					
1695/729	COOP, WILLIAM P &-PRISCILLA L	06/30/2005	129,500	YES					
1174/653	WEDEMEYER, LYNN E	05/28/1999	118,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	95,707	95,707	11%	10,528	Assessed	34,716 3,400.78	
Year Frozen	0	Improvements	229,933	219,892		24,188	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	325,640	315,599		34,716	Total Taxable	34,716 3,401.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660011747	HARMAN, RYAN & LESLIE	3	300,571	0	33,063	3,239.00		
2024	2024-660011747	HARMAN, RYAN & LESLIE	3	327,687	0	36,045	3,463.00		
2023	2023-660011747	HARMAN, RYAN & LESLIE	3	300,000	0	33,000	3,092.00		
2022	2022-660011747	MCCARTHY, ANDRIA	3	178,452	1000	18,630	1,825.00		
2021	2021-660011747	MCCARTHY, JASON &	3	183,629	1000	19,199	1,857.00		
2020	2020-660011747	MCCARTHY, JASON &	3	180,844	1000	18,735	1,810.00		
2019	2019-660011747	MCCARTHY, JASON &	3	174,182	1000	18,160	1,756.00		
2018	2018-660011747	MCCARTHY, JASON &	3	179,382	1000	18,545	1,726.00		
2017	2017-660011747	MCCARTHY, JASON &	3	177,994	1000	17,975	1,691.00		
2016	2016-660011747	MCCARTHY, JASON &	3	173,751	1000	17,423	1,640.00		
2015	2015-660011747	MCCARTHY, JASON &	3	168,896	1000	16,886	1,601.00		
2014	2014-660011747	MCCARTHY, JASON &	3	170,195	1000	16,365	1,566.00		
2013	2013-660011747	MCCARTHY, JASON &	3	153,268	1000	15,859	1,486.00		



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3272	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	57,812.00 x 1.66 = 95,707	
Factor Value		
Adjustments	1.0000	
Lot Value	95,707	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,790 / 1,790
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,790
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	269,062	150.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	224,180 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.34	Total Misc Impr	+	20,316			
Roofing Adj	+ 4.81	Garage Cost	+	15,422			
Subfloor Adj	+ -2.31	Total RCN	=	283,027			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	121,702			
Plumbing Adj	+ 8.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	161,325			
Adj Base Cost	= 138.15	Lot Value	+	95,707			
Total Area	x 1,790	Indicated Value	=	257,032			
Adjusted Cost	= 247,289	Value Per SqFt		143.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,325		
Lot Value	95,707		
Indicated Value	257,032	143.59	Per SqFt
Agland Value			
Site Improvements	68,608		
Total Value	325,640	181.92	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	27961	434		434	25.57		11,097
PRCH	SLAB PORCH - COVERED	27962	136		136	26.50		3,604



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x60x0		Formed Metal	1,800
	Qual 5	Cond 5	Year 2023	Eff Age	1	
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (38.08 x 1,800)	68,544	68,544	685	67,859
	STF	STG FAIR	16x20x0			320
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 320)	1,498	1,498	749	749