



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	660011753																		
Parcel ID	000000-00-0-00876-002-0002																		
Cadastral ID	11-21-14-05720																		
Property Type	REAL - Real Property																		
Property Class	RRP	VI Area 4																	
Tax Area	3 - OWASSO RURAL/NO FIRE																		
Name ID	294501																		
LEE, SENG LOR &																			
KIA																			
10858 N 170TH E AVE OWASSO OK 74055-0000																			
Parcel Location				Building Permits															
Situs	10858 N 170TH E AVE			<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 colspan="5"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed							Amount									
Subdivision	VILLAGE SECOND																		
Lot/Block	0002 / 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 Lat/Long: 36.31140010 -95.78486282																			
LOT 2 BLOCK 2 VILLAGE SECOND				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1849/581	CUDNEY, JANICE F	02/23/2007	140,000	YES										
					1058/819	HOBSON, DICK V JR	03/04/1997	96,000	Yes										
Parcel Valuation				Assessment History															
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2008	Land Value	80,840	57,052	11%	6,276	Assessed	22,379	2,192.25										
Year Frozen	0	Improvements	149,761	146,390		16,103	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	230,601	203,442		22,379	Total Taxable	22,379	2,192.00										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax											
2025	2025-660011753	LEE, SENG LOR &		3	225,378	0	21,313	2,088.00											
2024	2024-660011753	LEE, SENG LOR &		3	248,206	0	20,298	1,950.00											
2023	2023-660011753	LEE, SENG LOR &		3	195,084	0	19,331	1,812.00											
2022	2022-660011753	LEE, SENG LOR &		3	167,374	0	18,411	1,804.00											
2021	2021-660011753	LEE, SENG LOR &		3	172,257	0	18,948	1,833.00											
2020	2020-660011753	LEE, SENG LOR &		3	169,667	0	18,663	1,803.00											
2019	2019-660011753	LEE, SENG LOR &		3	163,894	0	18,028	1,743.00											
2018	2018-660011753	LEE, SENG LOR &		3	168,151	0	18,497	1,722.00											
2017	2017-660011753	LEE, SENG LOR &		3	166,870	0	18,356	1,727.00											
2016	2016-660011753	LEE, SENG LOR &		3	162,942	0	17,924	1,688.00											
2015	2015-660011753	LEE, SENG LOR &		3	158,293	0	17,329	1,643.00											
2014	2014-660011753	LEE, SENG LOR &		3	159,437	0	16,504	1,580.00											
2013	2013-660011753	LEE, SENG LOR &		3	142,890	0	15,718	1,472.00											



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0112	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	44,046.00 x 1.84 = 80,840	
Factor Value		
Adjustments	1.0000	
Lot Value	80,840	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,586 / 1,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,586
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 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	183,828	115.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	216,260		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,761		
Lot Value	80,840		
Indicated Value	230,601	145.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,601	145.40	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	118.47	Total Misc Impr	+	20,132			
Roofing Adj	+ 4.92	Garage Cost	+	15,015			
Subfloor Adj	+ -2.31	Total RCN	=	262,738			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	112,977			
Plumbing Adj	+ 9.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	149,761			
Adj Base Cost	= 143.50	Lot Value	+	80,840			
Total Area	x 1,586	Indicated Value	=	230,601			
Adjusted Cost	= 227,591	Value Per SqFt		145.40			

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	27986	7x4		28	26.84		752
PRCH	SLAB PORCH - COVERED	27987	433		433	25.57		11,072
PATO	SLAB PORCH - OPEN	27988	19x16		304	8.86		2,693

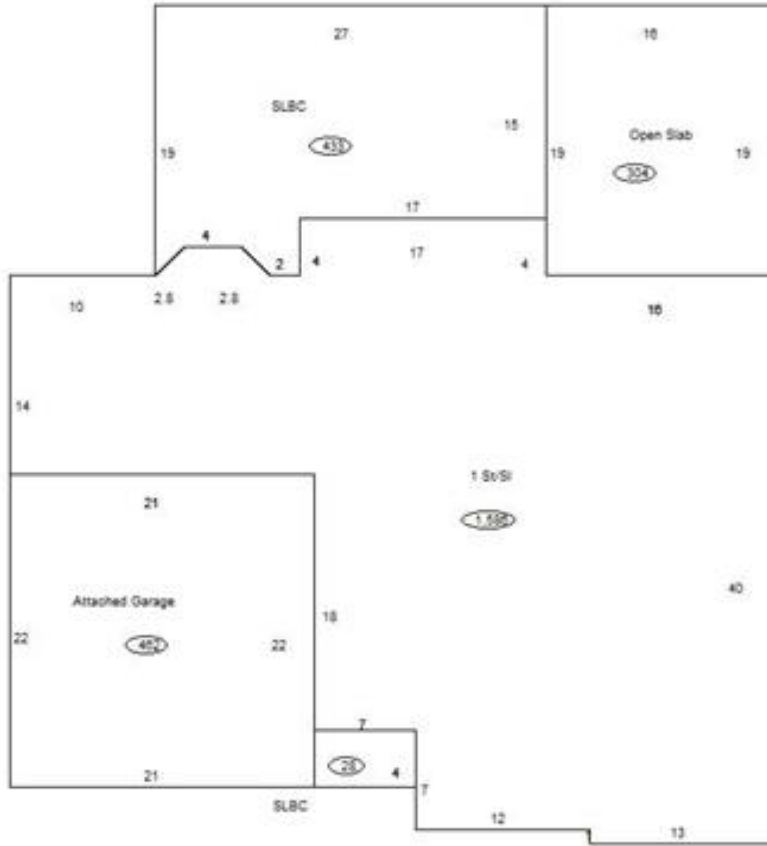


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Sketch Image

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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	1,586	1.000	1,586
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PRCH		10	SLBC	433	1.000	433
5	M	PATO		10	Open Slab	304	1.000	304
Total Building Area						1,586		1,586



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x14x0			196
	Qual	2	Cond 2	Year	Eff Age 2026	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 196)		917		917		917