



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:26:28  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011754 <b>Parcel ID</b> 000000-00-0-00876-002-0003 <b>Cadastral ID</b> 11-21-14-05730 <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> 122074 HARPER, DONALD D REVOCABLE TRUST  10834 N 170TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10834 N 170TH E AVE <b>Subdivision</b> VILLAGE SECOND <b>Lot/Block</b> 0003 / 0002 <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: 36.31095345 -95.78485115																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9966	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	43,411.00 x 1.85 = 80,154	
Factor Value		
Adjustments	1.0000	
Lot Value	80,154	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,698 / 1,698
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,698
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	621 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	
Adjusted R	0.8445		
Indicated Value	206,283	121.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	237,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.32	Total Misc Impr	+	9,048			
Roofing Adj	+ 4.64	Garage Cost	+	18,885			
Subfloor Adj	+ -2.31	Total RCN	=	249,403			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	107,243			
Plumbing Adj	+ 9.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	142,160			
Adj Base Cost	= 130.43	Lot Value	+	80,154			
Total Area	x 1,698	Indicated Value	=	222,314			
Adjusted Cost	= 221,470	Value Per SqFt		130.93			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,160		
Lot Value	80,154		
Indicated Value	222,314	130.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,314	130.93	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	27991	13x4		52	26.77		1,392
PATO	SLAB PORCH - OPEN	27992	16x12		192	10.63		2,041



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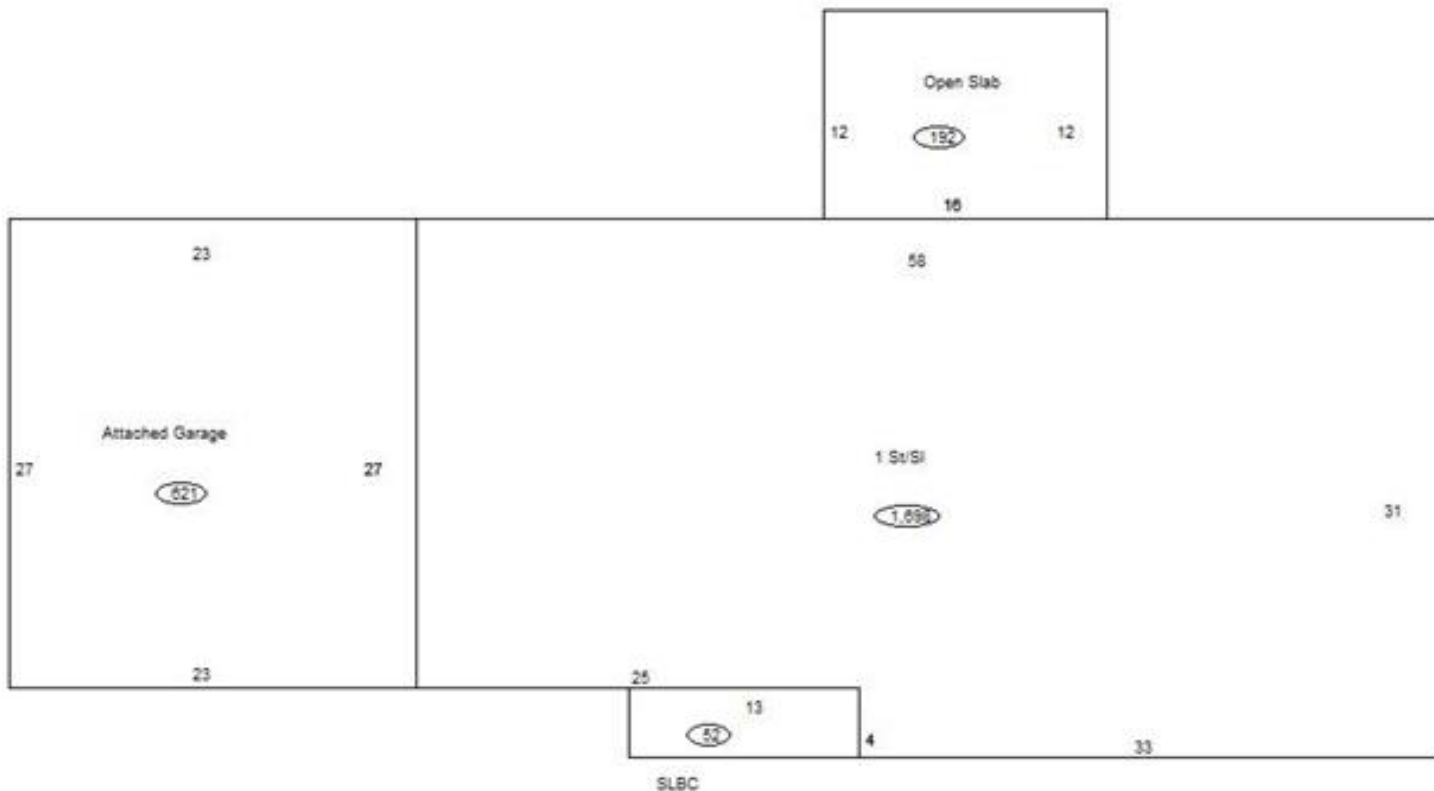
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### Sketch Image

660011754



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,698	1.000	1,698
2	G	1		10	Attached Garage	621	1.000	621
3	M	PRCH		10	SLBC	52	1.000	52
4	M	PATO		10	Open Slab	192	1.000	192
<b>Total Building Area</b>						1,698		1,698



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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
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 120)		562			562	562
	STF Qual 2	STG FAIR Cond 2	12x14x0 Year		Eff Age 2026	168
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 168)		786			786	786