



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 660011770 Parcel ID 000000-00-0-00876-003-0013 Cadastral ID 11-21-14-05890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 263686 ODELL, JAMES A J & RUTH E 10850 N 172ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 10850 N 172ND E AVE Subdivision VILLAGE SECOND Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31092410 -95.78254762																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0911	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,530.00 x 1.78 = 84,602	
Factor Value		
Adjustments	1.0000	
Lot Value	84,602	

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	1,822 / 1,822
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,822
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34



\\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	241,083	132.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	261,780		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,637		
Lot Value	84,602		
Indicated Value	248,239	136.25	Per SqFt
Agland Value			
Site Improvements	28,152		
Total Value	276,391	151.70	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.33	Total Misc Impr	+	11,207			
Roofing Adj	+ 4.79	Garage Cost	+	17,686			
Subfloor Adj	+ -2.29	Total RCN	=	282,133			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	118,496			
Plumbing Adj	+ 8.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,637			
Adj Base Cost	= 138.99	Lot Value	+	84,602			
Total Area	x 1,822	Indicated Value	=	248,239			
Adjusted Cost	= 253,240	Value Per SqFt		136.25			

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	28044	16x12		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	28045	5x4		20	26.87		537



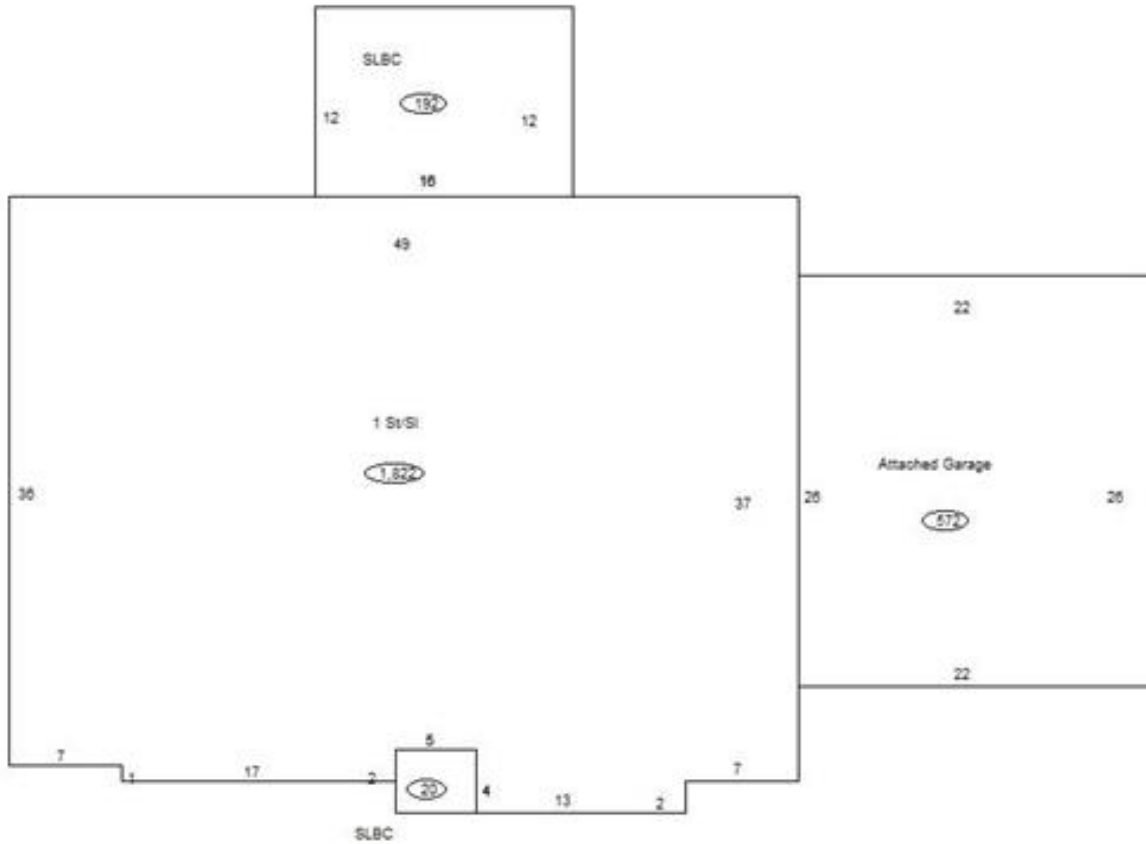
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Sketch Image

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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	1,822	1.000	1,822
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	20	1.000	20
Total Building Area						1,822		1,822



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 1,000)	31,280	31,280	3,128	28,152
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 2	Year	Eff Age	2026	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 120)	562	562	562	