



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:56:51
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011771 Parcel ID 000000-00-0-00876-003-0014 Cadastral ID 11-21-14-05900 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347091 HEMBREE, RICHARD DEAN & MICHELE DENISE 10872 N 172ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 10872 N 172ND E AVE Subdivision VILLAGE SECOND Lot/Block 0014 / 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: 36.31135496 -95.78253761																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0988	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	47,865.00 x 1.78 = 84,964	
Factor Value		
Adjustments	1.5225	
Lot Value	129,358	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,772 / 1,772
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,772
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1990 / 16



\\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	228,613	129.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	249,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.57	Total Misc Impr	+ 31,032				
Roofing Adj	+ 4.27	Garage Cost	+ 17,418				
Subfloor Adj	+ -1.20	Total RCN	= 273,583				
Heat/Cool Adj	+ 11.47	Depreciation (19%)	- 51,981				
Plumbing Adj	+ 7.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 221,602				
Adj Base Cost	= 127.05	Lot Value	+ 129,358				
Total Area	x 1,772	Indicated Value	= 350,960				
Adjusted Cost	= 225,133	Value Per SqFt	198.06				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,602		
Lot Value	129,358		
Indicated Value	350,960	198.06	Per SqFt
Agland Value			
Site Improvements	23,046		
Total Value	374,006	211.06	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	28048	10x4		40	24.14		966
PATO	SLAB PORCH - OPEN	28049	516		516	8.13		4,195
PRCH	SLAB PORCH - COVERED	28050	24x16		384	23.08		8,863
EPSW	ENCLOSED PORCH - SOLID WALL	28051	24x8		192	62.04		11,912



Rogers

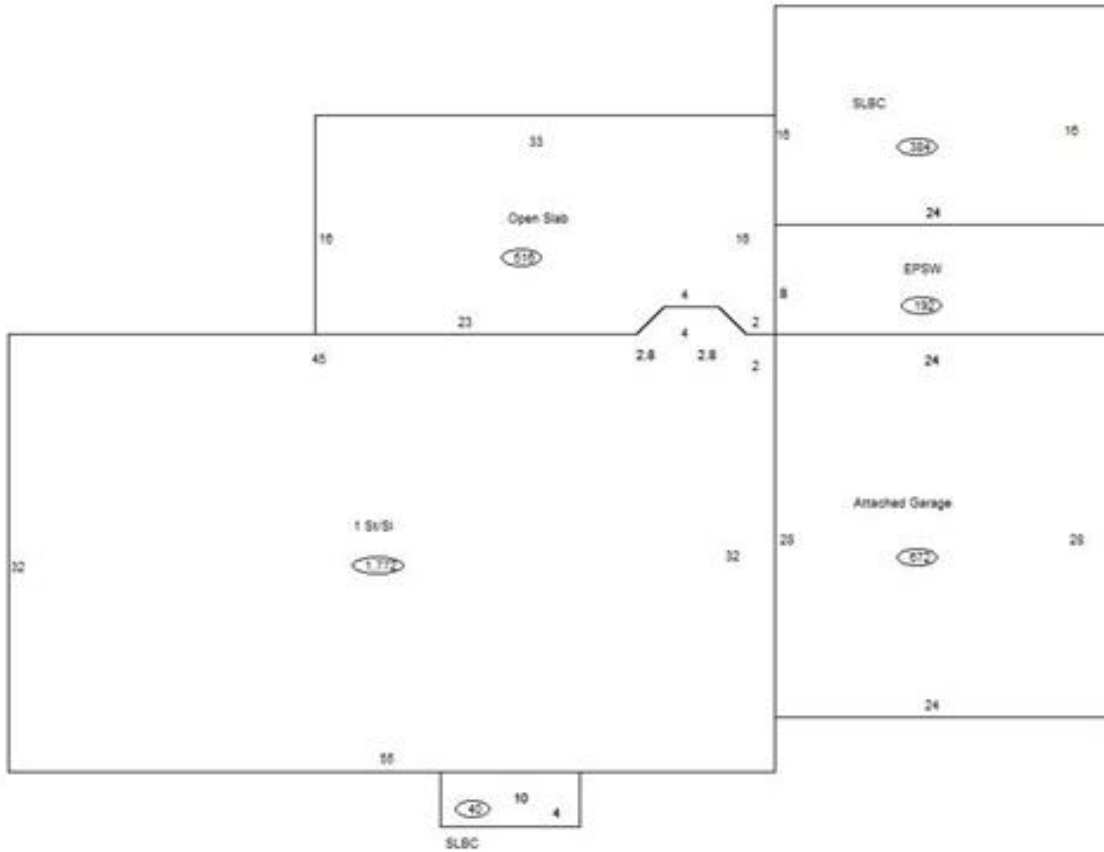
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Sketch Image

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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	1,772	1.000	1,772
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PATO		10	Open Slab	516	1.000	516
5	M	PRCH		10	SLBC	384	1.000	384
6	M	EPSW		10	EPSW	192	1.000	192
Total Building Area						1,772		1,772



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x36x0			864
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 864)		25,894	25,894	2,848	23,046
	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	