



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:27:34
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Assessment Data					Primary Image																																																																																																																				
Account 660011777 Parcel ID 000000-00-0-00876-004-0001 Cadastral ID 11-21-14-05960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 335645 LEE, SHOUA N & NIA XIONG 17230 E 110TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17230 E 110TH ST N Subdivision VILLAGE SECOND Lot/Block 0001 / 0004 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: 36.31352885 -95.78133262																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.109		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	48,307.00 x 1.77 = 85,442		
Factor Value			
Adjustments	1.0000		
Lot Value	85,442		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-31\ 8/31/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 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	211,421	130.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	242,510 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.65	Total Misc Impr	+ 12,811				
Roofing Adj	+ 4.90	Garage Cost	+ 16,627				
Subfloor Adj	+ -2.31	Total RCN	= 241,501				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 103,845				
Plumbing Adj	+ 9.54	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 137,656				
Adj Base Cost	= 130.42	Lot Value	+ 85,442				
Total Area	x 1,626	Indicated Value	= 223,098				
Adjusted Cost	= 212,063	Value Per SqFt	137.21				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,656		
Lot Value	85,442		
Indicated Value	223,098	137.21	Per SqFt
Agland Value			
Site Improvements	18,750		
Total Value	241,848	148.74	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	28073	18x10		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	28074	92		92	26.64		2,451



Rogers

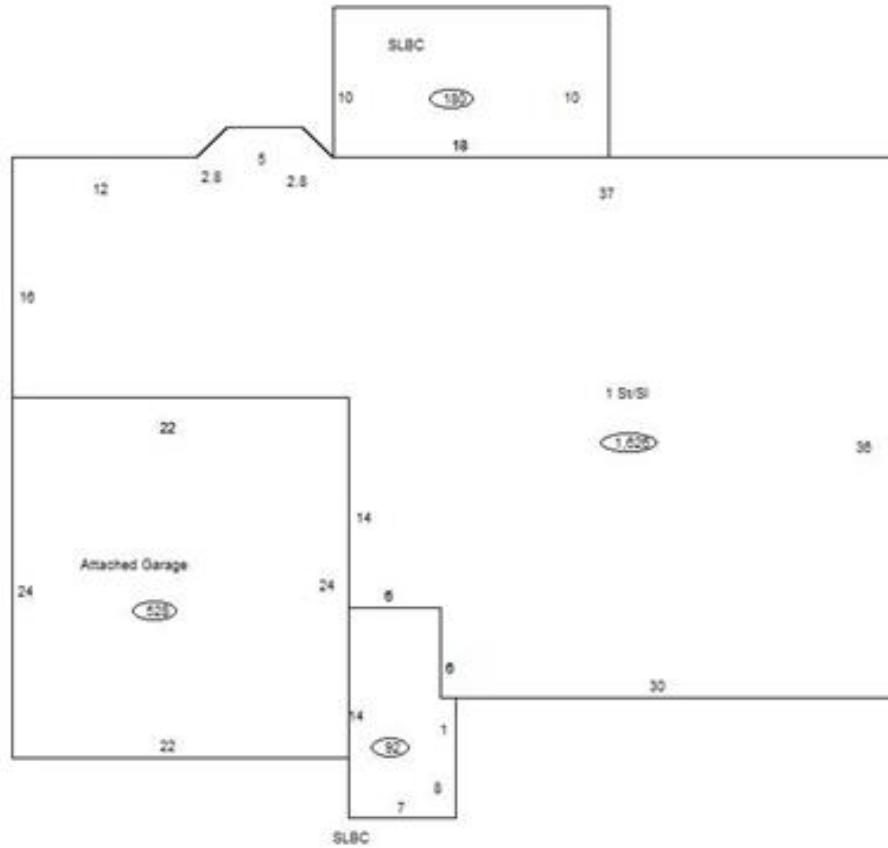
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Sketch Image

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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/Sl	1,626	1.000	1,626
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PRCH		10	SLBC	92	1.000	92
Total Building Area						1,626		1,626



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	6,250	18,750
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562	562	562	