



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:26:49  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011779 <b>Parcel ID</b> 000000-00-0-00876-004-0003 <b>Cadastral ID</b> 11-21-14-05980 <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> 122434 BISHOP, RUSSELL ALAN & LEOLA JANE-TRUST  10919 N 172ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10919 N 172ND E AVE <b>Subdivision</b> VILLAGE SECOND <b>Lot/Block</b> 0003 / 0004 Parcel Size 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: 36.31268315 -95.78135079																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0921		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	47,572.00 x 1.78 =	84,648	
Factor Value			
Adjustments	1.0000		
Lot Value		84,648	



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

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	1,689 / 1,689
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,689
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	522 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	195,266	115.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	213,090 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.70	Total Misc Impr	+ 9,708				
Roofing Adj	+ 4.41	Garage Cost	+ 14,198				
Subfloor Adj	+ -1.15	Total RCN	= 250,097				
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 110,043				
Plumbing Adj	+ 10.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 140,054				
Adj Base Cost	= 133.92	Lot Value	+ 84,648				
Total Area	x 1,689	Indicated Value	= 224,702				
Adjusted Cost	= 226,191	Value Per SqFt	133.04				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,054		
Lot Value	84,648		
Indicated Value	224,702	133.04	Per SqFt
Agland Value			
Site Improvements	19,216		
Total Value	243,918	144.42	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	28081		121	121	23.87		2,888
PATO	SLAB PORCH - OPEN	28082	14x12		168	10.26		1,724



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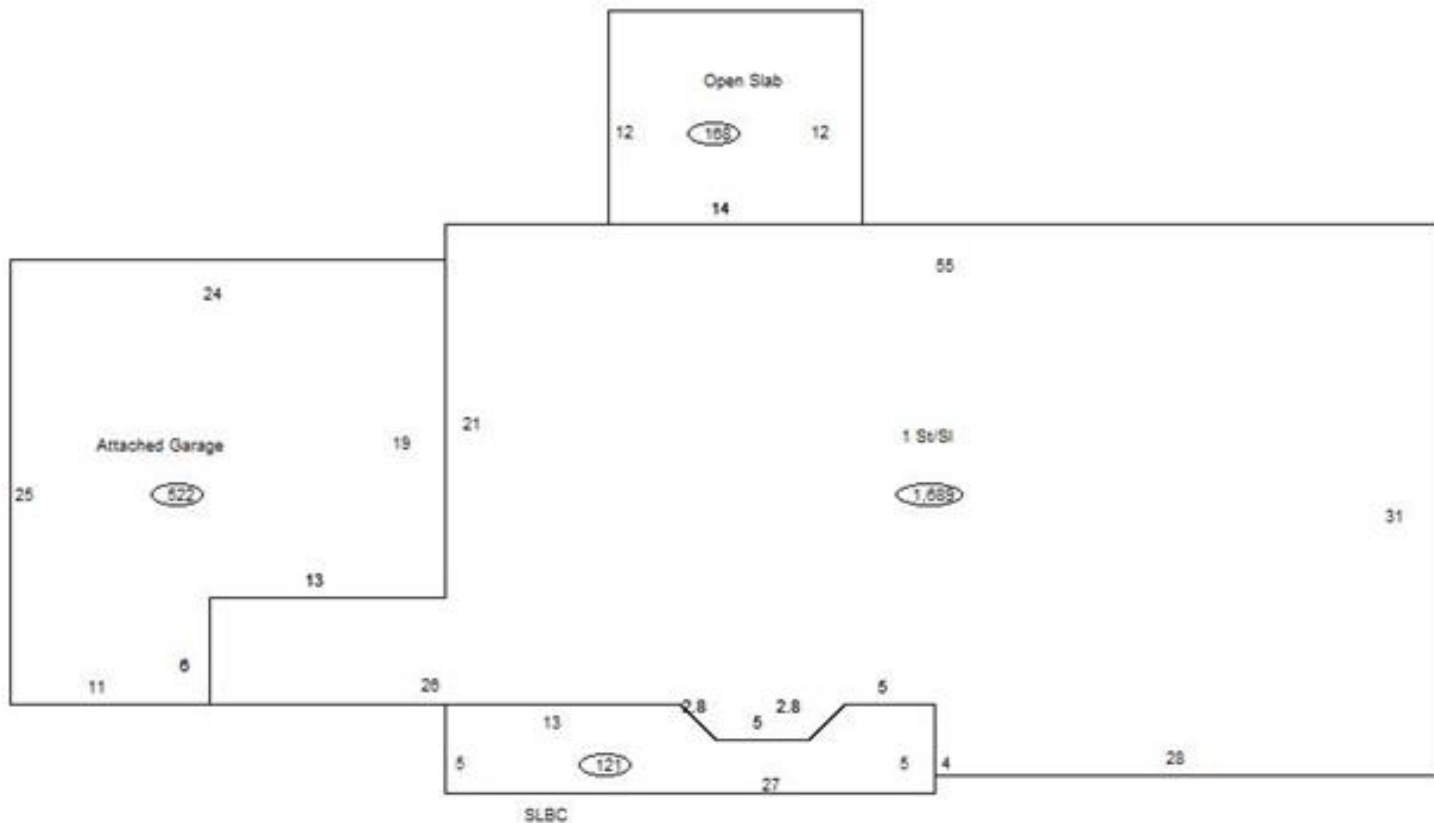
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### Sketch Image

660011779



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,689	1.000	1,689
2	G	1		10	Attached Garage	522	1.000	522
3	M	PRCH		10	SLBC	121	1.000	121
4	M	PATO		10	Open Slab	168	1.000	168
<b>Total Building Area</b>						<b>1,689</b>		<b>1,689</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x 192) 899		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b> 899	<b>RCNLD</b>
	DTGF	DETACHED GARAGE FAIR	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 768) 12,288		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b> 12,288	<b>RCNLD</b> 3,072 9,216
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b> 25,000	<b>RCNLD</b> 15,000 10,000