



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:27:43
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Assessment Data					Primary Image																																																																																																																				
Account 660011837 Parcel ID 000000-00-0-00882-001-0003 Cadastral ID 11-21-14-06560 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333209 RUVALCABA, JOSE M & CANDELARIA 16111 E 109TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16111 E 109TH ST N Subdivision VILLAGE EXTENDED Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31254525 -95.79287400																																																																																																																									
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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1613		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	50,587.00 x 1.74 = 87,904		
Factor Value			
Adjustments	1.0000		
Lot Value	87,904		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/1/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,149 / 2,149
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,149
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1977 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	182,126	84.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	241,530		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.97	Total Misc Impr	+ 13,246				
Roofing Adj	+ 4.40	Garage Cost	+ 0				
Subfloor Adj	+ -2.10	Total RCN	= 265,732				
Heat/Cool Adj	+ 6.14	Depreciation (28%)	- 74,405				
Plumbing Adj	+ 9.08	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 191,327				
Adj Base Cost	= 117.49	Lot Value	+ 87,904				
Total Area	x 2,149	Indicated Value	= 279,231				
Adjusted Cost	= 252,486	Value Per SqFt	129.94				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,327		
Lot Value	87,904		
Indicated Value	279,231	129.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	279,231	129.94	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	28319	25x8		200	26.30		5,260
PATO	SLAB PORCH - OPEN	28320	20x12		240	9.88		2,371



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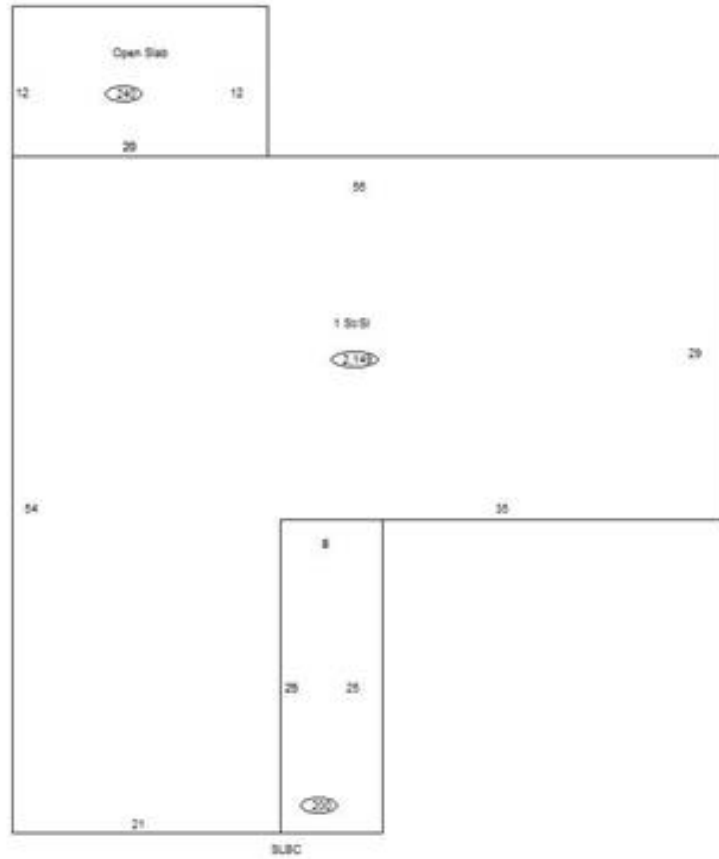
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Sketch Image

660011837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,149	1.000	2,149
2	M	PRCH		10	SLBC	200	1.000	200
3	M	PATO		10	Open Slab	240	1.000	240
Total Building Area						2,149		2,149