



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:27:56
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011849 Parcel ID 000000-00-0-00882-001-0016 Cadastral ID 11-21-14-06680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338577 THAO, CHAO & LOXA LOR 16104 E 109TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16104 E 109TH ST N Subdivision VILLAGE EXTENDED Lot/Block 0016 / 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 Lot/Long: 36.31157452 -95.79399248																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2065	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	52,557.00 x 1.71 = 90,032	
Factor Value		
Adjustments	1.0000	
Lot Value	90,032	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,640 / 1,640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,640
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	102.47	Total Misc Impr	+ 8,437				
Roofing Adj	+ 4.34	Garage Cost	+ 16,789				
Subfloor Adj	+ -1.15	Total RCN	= 226,552				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 104,214				
Plumbing Adj	+ 5.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 122,338				
Adj Base Cost	= 122.76	Lot Value	+ 90,032				
Total Area	x 1,640	Indicated Value	= 212,370				
Adjusted Cost	= 201,326	Value Per SqFt	129.49				



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	182,088	111.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	203,580		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,338		
Lot Value	90,032		
Indicated Value	212,370	129.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	212,370	129.49	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	28377	6x6		36	24.16		870
PATO	SLAB PORCH - OPEN	28378	24x12		288	8.58		2,471

