



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:15:48
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012331 Parcel ID 21N14E-12-2-00000-000-0000 Cadastral ID 12-21-14-00200 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 342314 NELSON, WILLIAM ANDREW & ALISA G 11409 N 177TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11409 N 177TH E AVE Subdivision Lot/Block / Parcel Size 4.5 - Acres Sec/Twn/Rng 12 / 21 / 14 / 2 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\2022-08-19\IMG_0017.JPG 8/19/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.2282	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	184,179.00 x .49 = 89,605	
Factor Value		
Adjustments	2.1762	
Lot Value	194,998	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,584 / 2,584
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	720 Detached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1966 / 31



\\tsclient\T\TOMMY DUNLAP\2022-08-19\IMG_0017.JPG 8/19/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	290,001	112.23	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	101.43	Total Misc Impr	+	6,420	
Roofing Adj	+ 4.49	Garage Cost	+	28,015	
Subfloor Adj	+ 0.00	Total RCN	=	360,329	
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	140,528	
Plumbing Adj	+ 7.56	Lump Sums	+	5,322	
Basement Adj	+ 0.00	RCNLD	=	225,123	
Adj Base Cost	= 126.12	Lot Value	+	194,998	
Total Area	x 2,584	Indicated Value	=	420,121	
Adjusted Cost	= 325,894	Value Per SqFt		162.59	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,123		
Lot Value	194,998		
Indicated Value	420,121	162.59	Per SqFt
Agland Value			
Site Improvements	21,114		
Total Value	441,235	170.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2014	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	29348	6x5			30	26.84	805
WODO	WOOD DECK - OPEN	29351	28x16			448	16.97	30% 5,322



Rogers

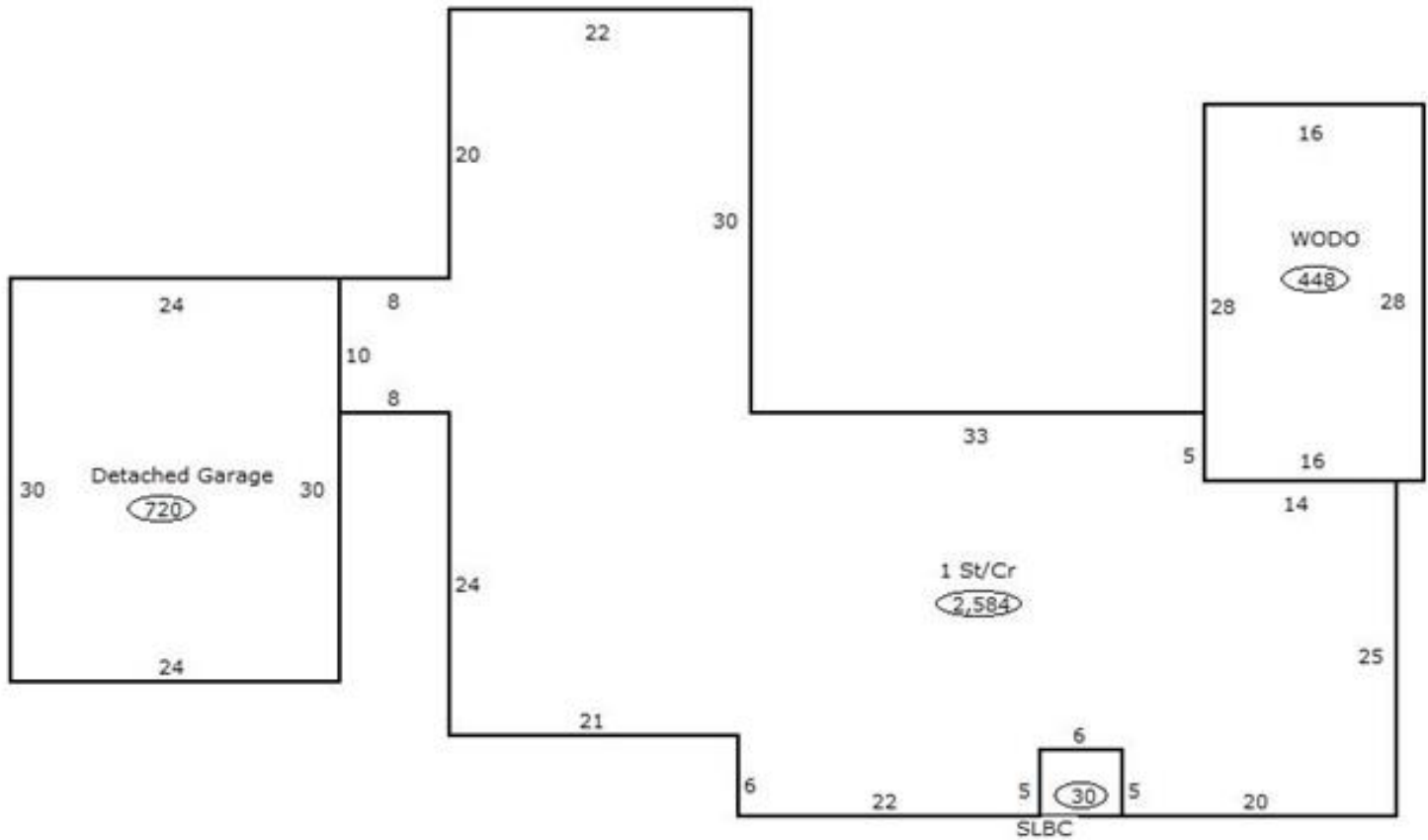
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	30	1.000	30
2	R	1	Crawl	13	1 St/Cr	2,584	1.000	2,584
3	G	2		13	Detached Garage	720	1.000	720
4	M	WODO		13	WODO	448	1.000	448
Total Building Area						2,584		2,584



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 720)		22,522		22,522	4,504
	LT	LEAN-TO	0x0x0			432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 432)		1,261		1,261	378
	LF	LOAFING SHED	0x0x0			816
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 816)		3,476		3,476	1,564
	STF	STG FAIR	0x0x0			96
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 96)		449		449	148