



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660012352 Parcel ID 000000-00-0-00696-001-0005 Cadastral ID 12-21-14-01850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 321727 KUE, CHAI & VICKY 11401 N 189TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11401 189TH E AVE Subdivision ROLLING MEADOWS Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31956988 -95.76170171																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	20250							
Non-Ag Acres	4.3819							
Topography								
Street Access								
Utilities								
Amenities								
Method	Square-Foot			\\tsclient\T\TOMMY DUNLAP\2022-22-08(102)\IMG_0033.JPG 8/22/2022				
Base Lot Value	190,873.00 x .67 = 128,661			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent 0.00				
Lot Value	128,661			Indicated Value				
Residential Data				Multiple Regression				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3 - Average			Adusted R 0.8445				
Quality	3 - Average			Indicated Value 237,118 104.92 Per SqFt				
Architecture				Direct Comparables				
Style	100% One Story			Selection Model A Adam Test				
Exterior Wall	100% Veneer, Stone			Adjustment Model 1 2022 Residential				
Base/Total Area	2,260 / 2,260			Comparables 6				
Style	100% One Story			Indicated Value 316,710 Per SqFt				
HVAC	100% Warmed & Cooled Air			Value Reconciliation				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	2,260			Improvements 181,027				
Fixture/RghIn	11 /			Lot Value 128,661				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 309,688 137.03 Per SqFt				
Basement Area				Agland Value				
Garage Type	506 Attached Garage - Unfinished			Site Improvements 2,515				
Remodel				Total Value 312,203 138.14 Total Value Per SqFt				
Year/Eff Age	1976 / 38							
Cost Approach Manual : 01/2025								
Base Cost	110.22	Total Misc Impr	+ 14,508					
Roofing Adj	+ 4.57	Garage Cost	+ 16,086					
Subfloor Adj	+ -2.19	Total RCN	= 329,140					
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 148,113					
Plumbing Adj	+ 6.86	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 181,027					
Adj Base Cost	= 132.10	Lot Value	+ 128,661					
Total Area	x 2,260	Indicated Value	= 309,688					
Adjusted Cost	= 298,546	Value Per SqFt	137.03					
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	29401		100	100	26.62		2,662
PRCH	SLAB PORCH - COVERED	29402		238	238	26.18		6,231



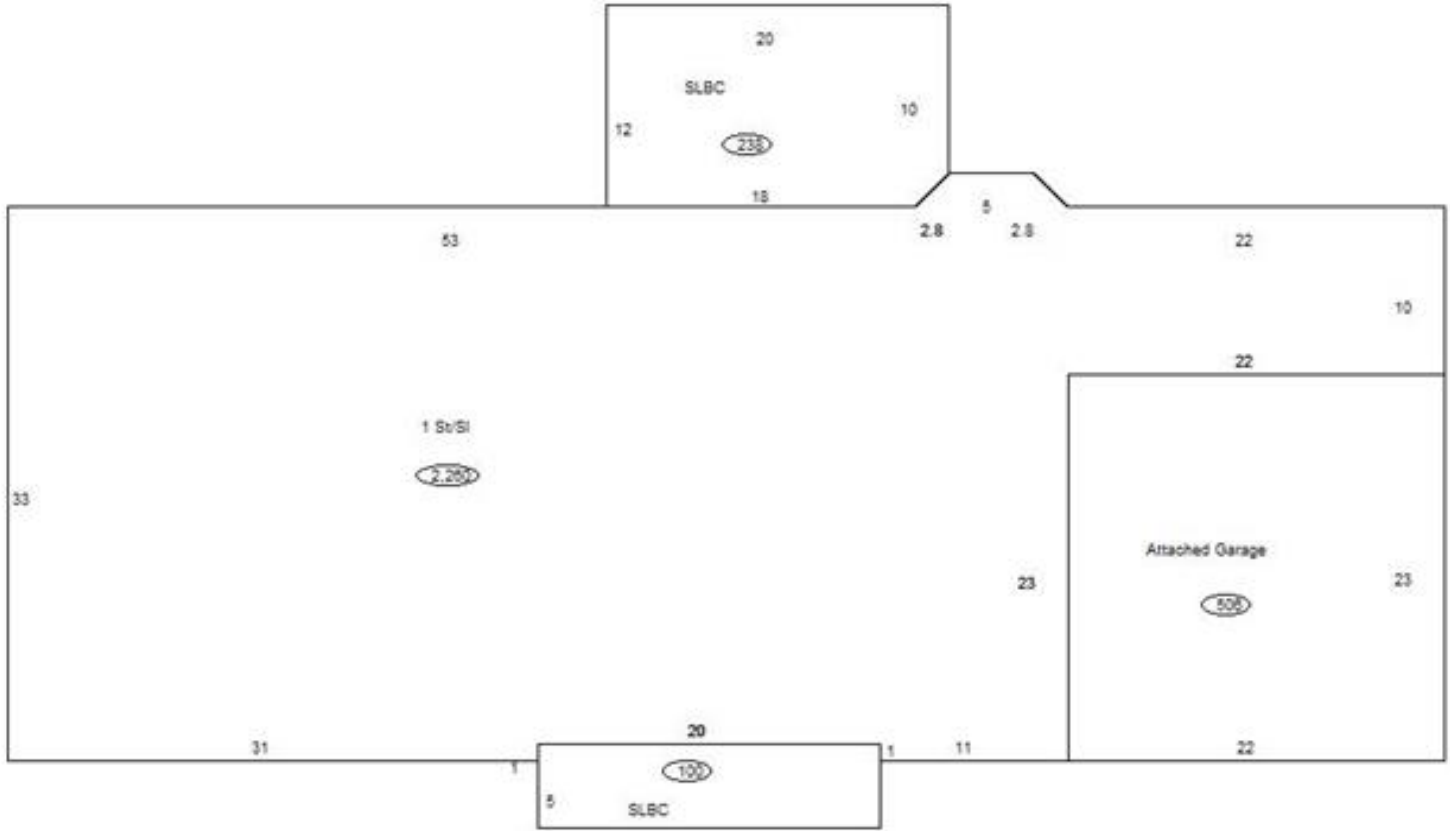
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Sketch Image

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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/SI	2,260	1.000	2,260
2	G	1		10	Attached Garage	506	1.000	506
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PRCH		10	SLBC	238	1.000	238
Total Building Area						2,260		2,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			480
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.48 x 480)		5,030		5,030	2,515	2,515