



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 660012381 Parcel ID 000000-00-0-00696-004-0003 Cadastral ID 12-21-14-02140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334684 VANTRIEST, NATHAN & ABIGAIL 11006 N 181ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 11006 181ST E AVE Subdivision ROLLING MEADOWS Lot/Block 0003 / 0004 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 Lat/Long: 36.31422636 -95.77298841 LOT 3 BLOCK 4 ROLLING MEADOWS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 22500 Non-Ag Acres 4.6377 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 202,018.00 x .66 = 132,562 Factor Value Adjustments 1.0000 Lot Value 132,562		<p>\\tsclient\T\tOMMY DUNLAP\08232022(102)\IMG_0027.JPG 8/24/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,394 / 1,394
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,394
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

Cost Approach		Manual : 01/2025	
Base Cost	114.92	Total Misc Impr	+ 7,148
Roofing Adj	+ 4.61	Garage Cost	+ 12,814
Subfloor Adj	+ -1.21	Total RCN	= 214,969
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 90,287
Plumbing Adj	+ 10.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,682
Adj Base Cost	= 139.89	Lot Value	+ 132,562
Total Area	x 1,394	Indicated Value	= 257,244
Adjusted Cost	= 195,007	Value Per SqFt	184.54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,877	112.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	228,110		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,682		
Lot Value	132,562		
Indicated Value	257,244	184.54	Per SqFt
Agland Value			
Site Improvements	982		
Total Value	258,226	185.24	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
PATO	SLAB PORCH - OPEN	29496	14x10		140	10.51		1,471
PRCH	SLAB PORCH - COVERED	29497	6x4		24	24.19		581



Rogers

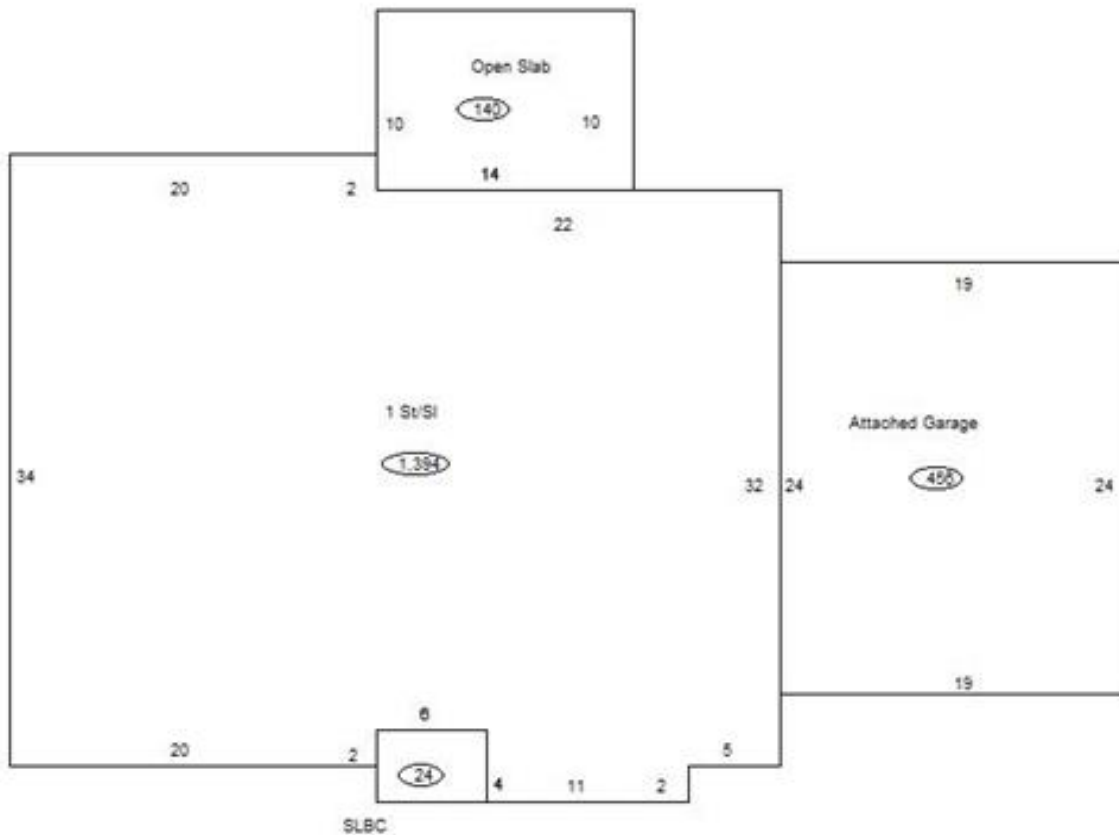
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Sketch Image

660012381



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,394	1.000	1,394
2	M	PATO		10	Open Slab	140	1.000	140
3	M	PRCH		10	SLBC	24	1.000	24
4	G	1		10	Attached Garage	456	1.000	456
Total Building Area						1,394		1,394



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.26 x 288) 1,227		Modifier Total		RCN 1,227	Depr (20% Phys/ % Func) 245
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 120) 562		Modifier Total		RCN 562	Depr (100% Phys/ % Func) 562
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 168) 786		Modifier Total		RCN 786	Depr (100% Phys/ % Func) 786