



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 660012386 Parcel ID 000000-00-0-00696-004-0009 Cadastral ID 12-21-14-02190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 329581 HINDLEY, JOHN KENNETH JR & OPAL RENEE 10919 N 177TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10919 N 177TH E AVE Subdivision ROLLING MEADOWS Lot/Block 0009 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	30150		
Non-Ag Acres	4.621		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	201,290.00 x .66 = 132,307		
Factor Value			
Adjustments	1.0000		
Lot Value	132,307		



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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	1,538 / 1,538
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	326,782 212.47 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	376,130 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	122,991
Lot Value	132,307
Indicated Value	255,298 165.99 Per SqFt
Agland Value	
Site Improvements	171,883
Total Value	427,181 277.75 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.61	Total Misc Impr	+ 31,789
Roofing Adj	+ 4.32	Garage Cost	+ 12,889
Subfloor Adj	+ 1.19	Total RCN	= 241,158
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 118,167
Plumbing Adj	+ 9.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 122,991
Adj Base Cost	= 127.75	Lot Value	+ 132,307
Total Area	x 1,538	Indicated Value	= 255,298
Adjusted Cost	= 196,480	Value Per SqFt	165.99

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	29511	26x4		104	23.94		2,490
PRCH	SLAB PORCH - COVERED	29512	12x11		132	23.83		3,146
PATO	SLAB PORCH - OPEN	29513	508		508	8.13		4,130
EPSW	ENCLOSED PORCH - SOLID WALL	29514	23x12		276	61.33		16,927



Rogers

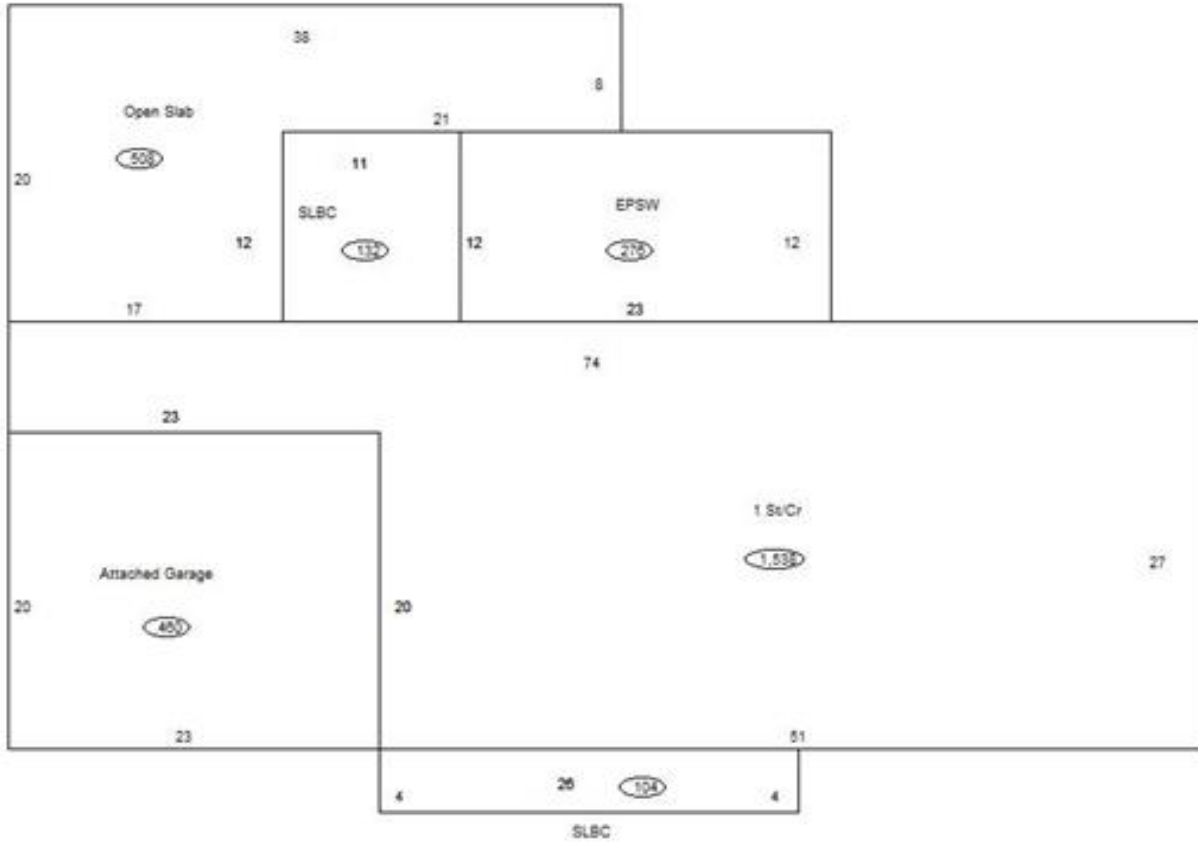
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,538	1.000	1,538
2	G	1		10	Attached Garage	460	1.000	460
3	M	PRCH		10	SLBC	104	1.000	104
4	M	PRCH		10	SLBC	132	1.000	132
5	M	PATO		10	Open Slab	508	1.000	508
6	M	EPSW		10	EPSW	276	1.000	276
Total Building Area						1,538		1,538



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x120x0			6,000
	Qual	4	Cond 4	Year 2022	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (28.40 x 6,000)		170,400	170,400	5,112	165,288
	BARN	BARN	0x0x0			1,023
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (10.44 x 1,023)		10,680	10,680	8,010	2,670
	CPDT	CARPORT - DETACHED	20x20x0			400
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 400)		4,132	4,132	207	3,925