



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 660013687 Parcel ID 21N14E-14-2-00000-000-0000 Cadastral ID 14-21-14-00100 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 336752 KELTNER HOMES LLC 10521 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 10521 N 161ST E AVE Subdivision Lot/Block / Parcel Size 55 - Acres Sec/Twn/Rng 14 / 21 / 14 / 2 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-11\IMG_003! 8/11/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30581472 -95.79005259 N/2 N/W LESS S/2 SE/4 NE/4 NW/4 & LESS TR DESC 2024-015955 AS THE SW NW NW & LESS TRACT CONTAINED IN THE SW NW NW DESC 2024-015265 AS BEG 805.06' S & 329.29' E OF NW/C NW NW; E 206.40'; S 110.88'; W 206.40'; N 110.88' TO POB. & LESS TR DESC 2025 007221 AS NE NE NE.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
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	5 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1969 / 57

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	103.11	Total Misc Impr	+	6,182			
Roofing Adj	+ 4.44	Garage Cost	+	17,418			
Subfloor Adj	+ -1.15	Total RCN	=	223,713			
Heat/Cool Adj	+ 11.47	Depreciation (62%)	-	138,702			
Plumbing Adj	+ 4.15	Lump Sums	+	2,409			
Basement Adj	+ 0.00	RCNLD	=	87,420			
Adj Base Cost	= 122.02	Lot Value	+				
Total Area	x 1,640	Indicated Value	=	87,420			
Adjusted Cost	= 200,113	Value Per SqFt		53.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	87,420		
Lot Value			
Indicated Value	87,420	53.30	Per SqFt
Agland Value	6,762		
Site Improvements	36,184		
Total Value	215,377	131.33	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	32772		45	45	24.13		1,086
WODO	WOOD DECK - OPEN	32773	10x10		100	25.63	6%	2,409



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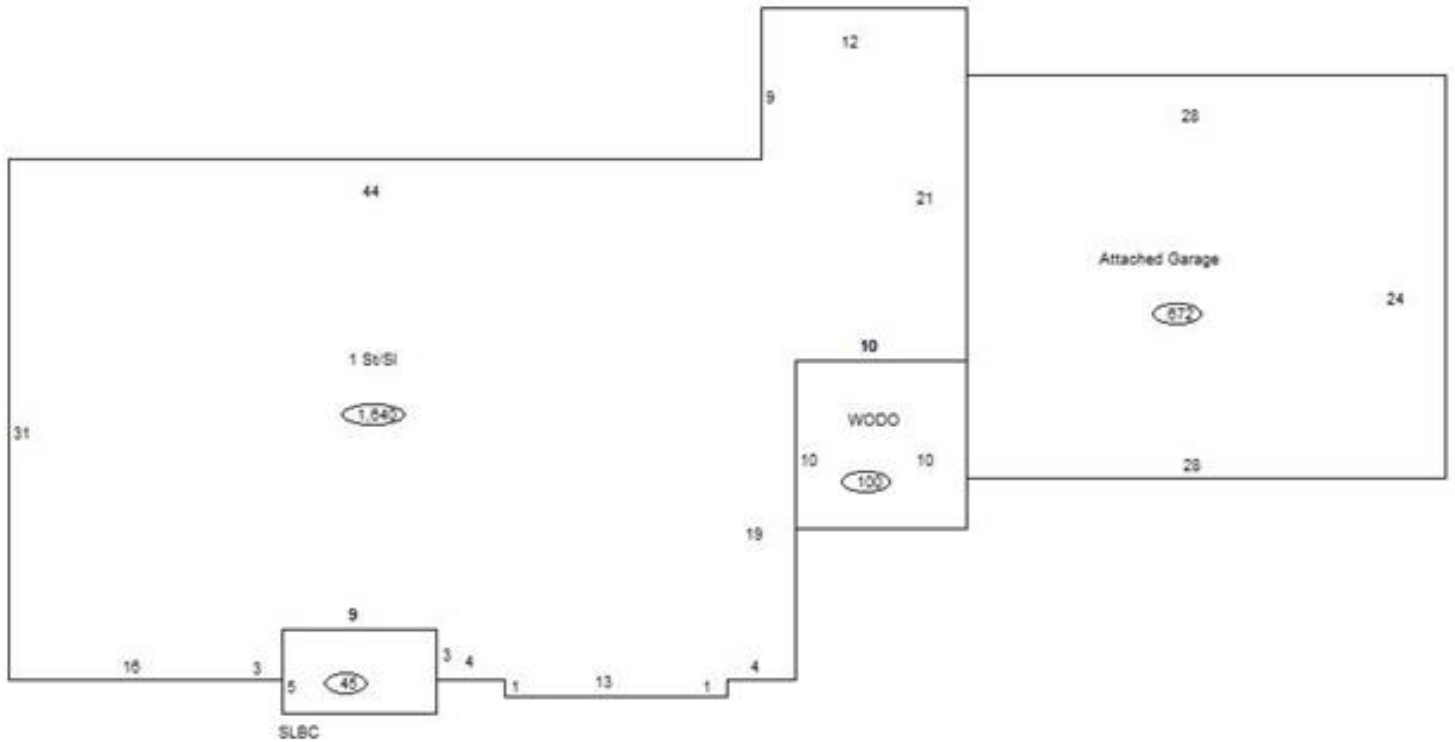
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Sketch Image

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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	1,640	1.000	1,640
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	45	1.000	45
4	M	WODO		10	WODO	100	1.000	100
Total Building Area						1,640		1,640



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 2	Cond 3	Year 2014	Eff Age	9	
	Valuation Summary Base Cost (27.50 x 1,500) 41,250		Modifier Total	RCN 41,250	Depr (17% Phys/ % Func) 7,013	RCNLD 34,237
	BARN	BARN	0x0x0			768
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 768) 8,049		Modifier Total	RCN 8,049	Depr (80% Phys/ % Func) 6,439	RCNLD 1,610
	STF	STG FAIR	0x0x0			240
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 240) 1,123		Modifier Total	RCN 1,123	Depr (70% Phys/ % Func) 786	RCNLD 337



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.752	54	54	41	41
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			.219	192	192	42	42
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.803	224	224	628	628
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			10.674	120	120	1,281	1,281
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			5.535	213	213	1,178	1,178
VE	VERDIGRIS CLAY LOAM	TMBR	90			8.127	162	162	1,317	1,317
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			26.890	85	85	2,275	2,275
TMBR Totals						55.000			6,762	6,762
Total Agland						55.000			6,762	6,762