



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:29:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013749 Parcel ID 000000-00-0-00519-002-0001 Cadastral ID 14-21-14-02890 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 272779 HENDEL, KRISTIAN M & LAURA A 10011 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10011 N 165TH E AVE Subdivision MORGANS ACRES Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30006821 -95.78729461																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5141 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,395.00 x 1.30 = 29,114 Factor Value Adjustments 1.0000 Lot Value 29,114		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Stone
Base/Total Area	1,424 / 1,666
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,424
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 178,531 107.16 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 281,220 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.95	Total Misc Impr	+ 21,666
Roofing Adj	+ 3.76	Garage Cost	+ 15,316
Subfloor Adj	+ -0.99	Total RCN	= 236,619
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 106,479
Plumbing Adj	+ 10.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 130,140
Adj Base Cost	= 119.83	Lot Value	+ 29,114
Total Area	x 1,666	Indicated Value	= 159,254
Adjusted Cost	= 199,637	Value Per SqFt	95.59

Value Reconciliation
Selected Approach Cost Approach Improvements 130,140 Lot Value 29,114 Indicated Value 159,254 95.59 Per SqFt Agland Value Site Improvements Total Value 159,254 95.59 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	32937	24x22		528	22.77		12,023
PATO	SLAB PORCH - OPEN	32938	17x11		187	10.09		1,887
PATO	SLAB PORCH - OPEN	32939	29x11		319	8.34		2,660

