



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:29:49  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013775 <b>Parcel ID</b> 000000-00-0-00521-003-0003 <b>Cadastral ID</b> 14-21-14-03260 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 274133 HOELTZEL, BRYCE H  10002 N 167TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10002 N 167TH E AVE <b>Subdivision</b> MORGANS ACRES AMD <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_001! 8/12/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29914465 -95.78598755 LOT 3 OF AMENDED PLAT OF LOTS 3 TO 15, INCLUSIVE BLOCK 3, AND E 25' VAC RD ROW BTWN BLKS 2&3 MORGANS ACRES ADJ TO LOT 3.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0646	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,373.00 x 1.26 = 58,316	
Factor Value		
Adjustments	1.0000	
Lot Value	58,316	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Frame, Siding, Wood 60% Veneer, Masonry
Base/Total Area	1,889 / 1,889
Style	100% One Story
HVAC	100% Warmed & Cooled Air % Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	152,032	80.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	260,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.65	Total Misc Impr	+	1,922			
Roofing Adj	+ 4.32	Garage Cost	+				
Subfloor Adj	+ 1.13	Total RCN	=	232,267			
Heat/Cool Adj	+ 12.31	Depreciation ( 70%)	-	162,587			
Plumbing Adj	+ 5.53	Lump Sums	+	4,713			
Basement Adj	+ 0.00	RCNLD	=	74,393			
Adj Base Cost	= 121.94	Lot Value	+	58,316			
Total Area	x 1,889	Indicated Value	=	132,709			
Adjusted Cost	= 230,345	Value Per SqFt		70.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,393		
Lot Value	58,316		
Indicated Value	132,709	70.25	Per SqFt
Agland Value			
Site Improvements	26,699		
Total Value	159,408	84.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32982	10x8		80	24.02		1,922
WODO	WOOD DECK - OPEN	32983	312		312	16.07	6%	4,713



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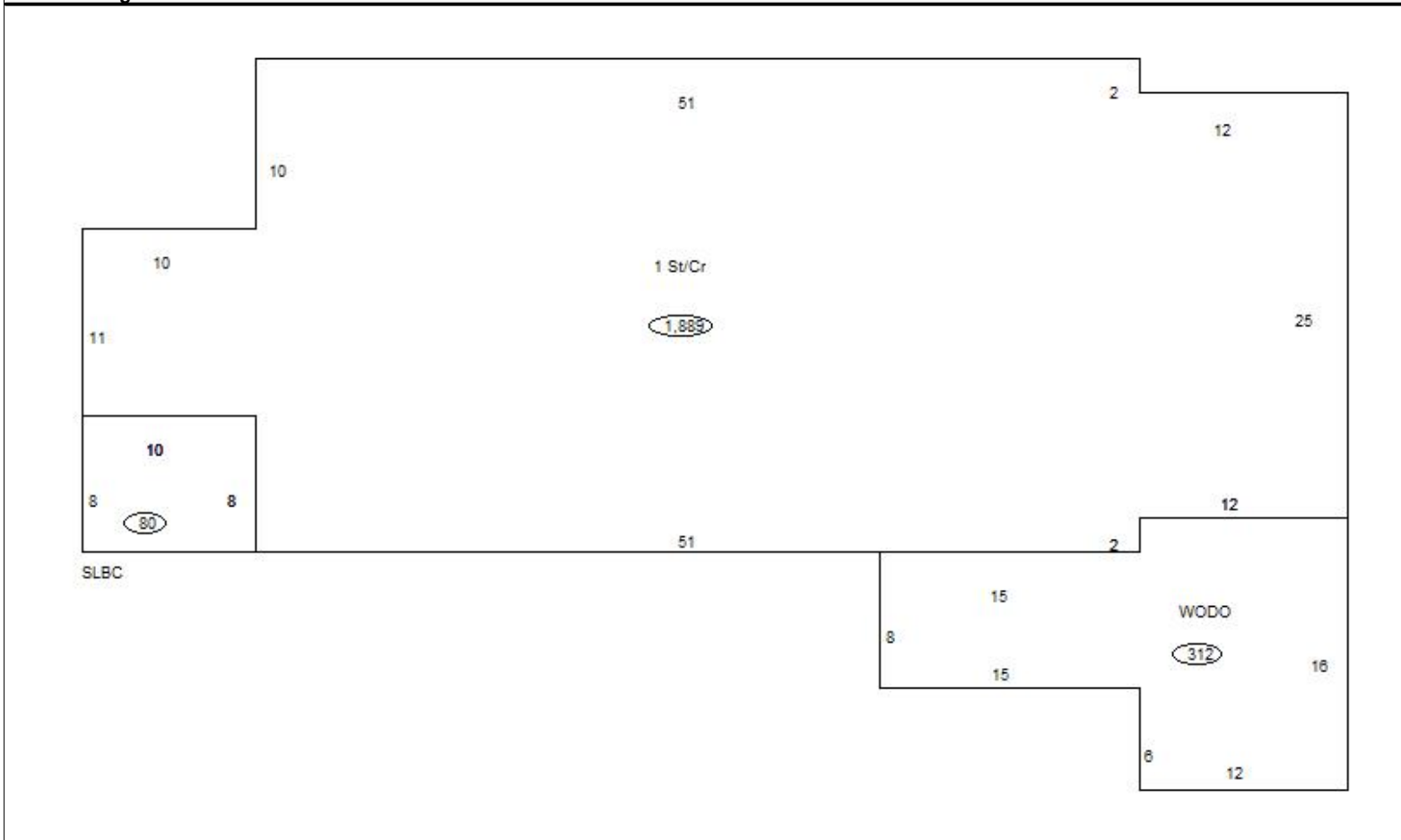
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### Sketch Image

660013775



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,889	1.000	1,889
2	M	PRCH		10	SLBC	80	1.000	80
3	M	WODO		10	WODO	312	1.000	312
<b>Total Building Area</b>						<b>1,889</b>		<b>1,889</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x20x0			600
	Qual 2	Cond 3	Year 2018	Eff Age	6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 600) 17,982			17,982		17,982
	LF	LOAFING SHED	0x0x0			288
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 288) 1,227			1,227	1,227	
	STF	STG FAIR	0x0x0			288
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 288) 1,348			1,348	1,348	
	GRDT	GARAGE - DETACHED	0x0x0			800
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 800) 21,792			21,792	13,075	8,717