



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:10:01
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Assessment Data					Primary Image																																																																																																																				
Account 660014302 Parcel ID 000000-00-0-00378-001-0001 Cadastral ID 15-21-14-02010 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 132654 WILLIS, LARRY D & MARTHA N REVOCABLE TRUST 10108 N 151ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 10108 N 151ST E AVE Subdivision HIGHLAND TERRACE Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30003424 -95.80635259																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2961	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,456.00 x 1.14 = 64,366	
Factor Value		
Adjustments	1.0000	
Lot Value	64,366	

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	1,728 / 1,728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,728
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38



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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	205,308	118.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	241,090 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.86	Total Misc Impr	+ 12,491				
Roofing Adj	+ 4.39	Garage Cost	+ 18,475				
Subfloor Adj	+ -1.15	Total RCN	= 246,275				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 115,749				
Plumbing Adj	+ 6.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 130,526				
Adj Base Cost	= 124.60	Lot Value	+ 64,366				
Total Area	x 1,728	Indicated Value	= 194,892				
Adjusted Cost	= 215,309	Value Per SqFt	112.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,526		
Lot Value	64,366		
Indicated Value	194,892	112.78	Per SqFt
Agland Value			
Site Improvements	12,851		
Total Value	207,743	120.22	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	34256	32x6		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	34257	30x4		120	23.88		2,866



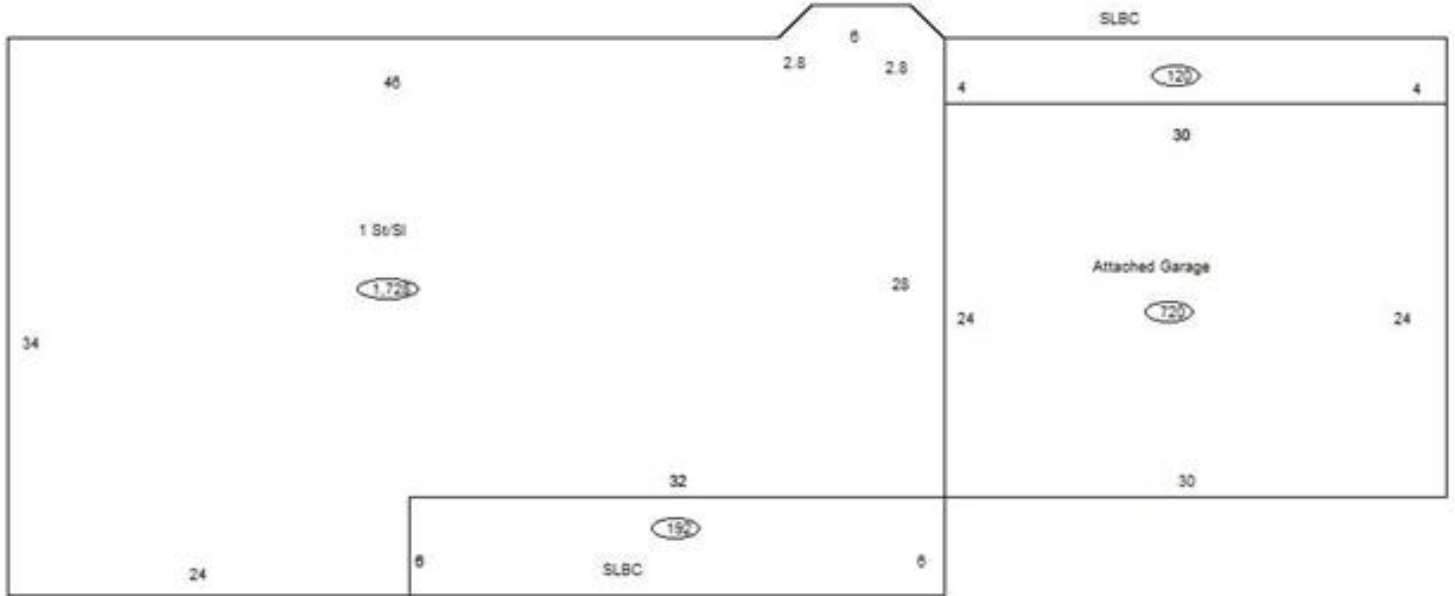
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Sketch Image

660014302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,728	1.000	1,728
2	G	1		10	Attached Garage	720	1.000	720
3	M	PRCH		10	SLBC	192	1.000	192
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,728		1,728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			171	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 171)		499		499	25	474
	STA	STG AVG	0x0x0			247	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 247)		1,734		1,734	607	1,127
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	13,750	11,250