



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:10:14  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014310 <b>Parcel ID</b> 000000-00-0-00378-002-0004 <b>Cadastral ID</b> 15-21-14-02090 <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> 323854 WILKINS, KEVIN R & COURTNEY D  10010 N 151ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10010 N 151ST E AVE <b>Subdivision</b> HIGHLAND TERRACE <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29880192 -95.80582931																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1501	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,099.00 x 1.21 = 60,551	
Factor Value		
Adjustments	1.0000	
Lot Value	60,551	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,104 / 2,824
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,104
Fixture/RghIn	6 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	93.34	Total Misc Impr	+ 10,282				
Roofing Adj	+ 3.46	Garage Cost	+ 0				
Subfloor Adj	+ -1.63	Total RCN	= 323,548				
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	- 145,597				
Plumbing Adj	+ 3.12	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 177,951				
Adj Base Cost	= 110.93	Lot Value	+ 60,551				
Total Area	x 2,824	Indicated Value	= 238,502				
Adjusted Cost	= 313,266	Value Per SqFt	84.46				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	236,523	83.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	277,590		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,951		
Lot Value	60,551		
Indicated Value	238,502	84.46	Per SqFt
Agland Value			
Site Improvements	6,528		
Total Value	245,030	86.77	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	34289		250	250	9.71		2,428
PRCH	SLAB PORCH - COVERED	34290		21x4	84	26.66		2,239



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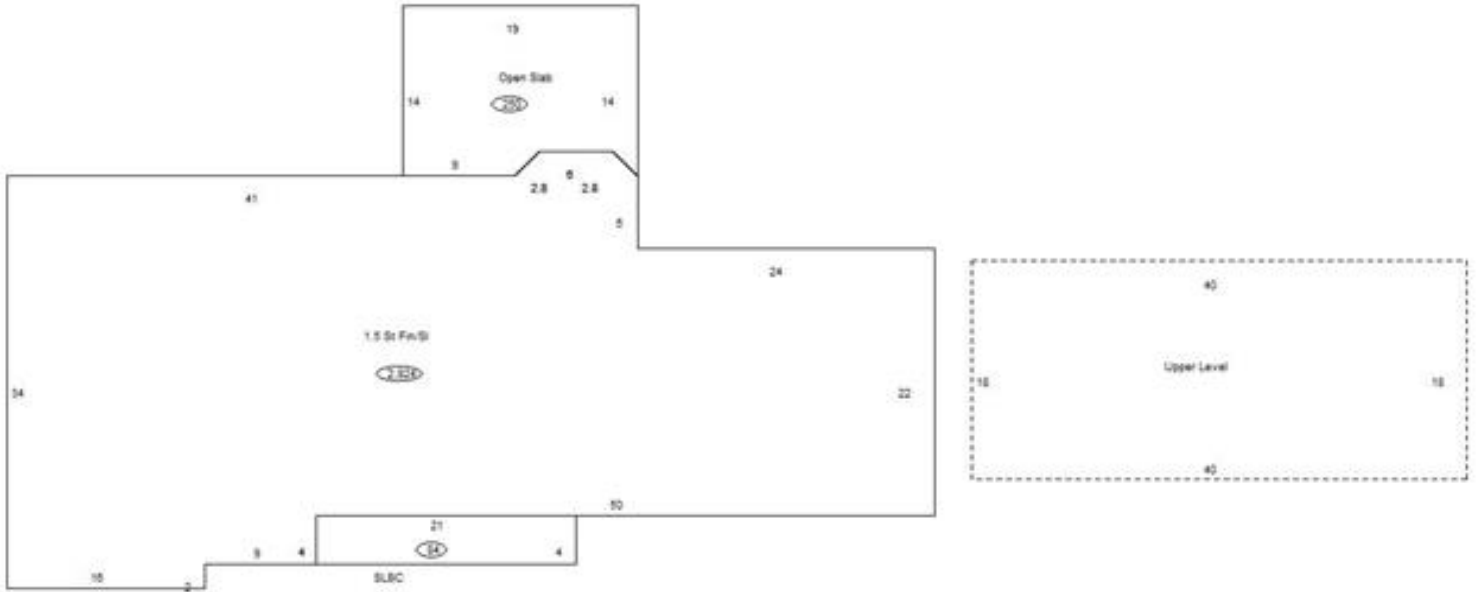
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Sketch Image

660014310



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,104	1.342	2,824
2	M	PATO		10	Open Slab	250	1.000	250
3	M	PRCH		10	SLBC	84	1.000	84
4	U	^UL	Overhang	10	Upper Level	720	1.000	720
<b>Total Building Area</b>						<b>2,104</b>		<b>2,824</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x32x0			800
	Qual 2	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 800)		12,800		12,800	6,272	6,528