




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:10:20
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Assessment Data					Primary Image																																																																																																																				
Account 660014314 Parcel ID 000000-00-0-00378-003-0001 Cadastral ID 15-21-14-02130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 319627 DAVIDSON, WYLIE M 10107 N 151ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 10107 N 151ST E AVE Subdivision HIGHLAND TERRACE Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (105)\IMG_0001.JPG 9/6/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30002972 -95.80530777 LOT 1 BLOCK 3 HIGHLAND TERRACE																																																																																																																									
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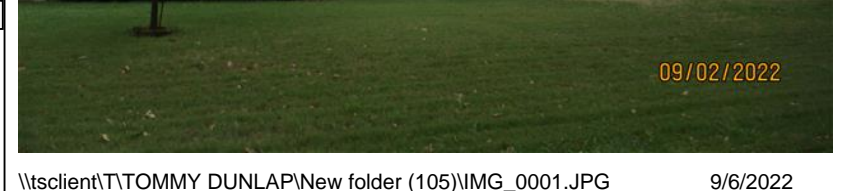
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0826	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,157.00 x 1.25 = 58,786	
Factor Value		
Adjustments	1.0000	
Lot Value	58,786	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,925 / 1,925
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,925
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1975 / 27



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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	218,480	113.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	232,380		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.37	Total Misc Impr	+	16,838			
Roofing Adj	+ 4.74	Garage Cost	+	17,756			
Subfloor Adj	+ -2.23	Total RCN	=	283,862			
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	96,513			
Plumbing Adj	+ 5.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	187,349			
Adj Base Cost	= 129.49	Lot Value	+	58,786			
Total Area	x 1,925	Indicated Value	=	246,135			
Adjusted Cost	= 249,268	Value Per SqFt		127.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,349		
Lot Value	58,786		
Indicated Value	246,135	127.86	Per SqFt
Agland Value			
Site Improvements	3,278		
Total Value	249,413	129.57	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
PRCH	SLAB PORCH - COVERED	34307		130	130	26.52		3,448
PRCH	SLAB PORCH - COVERED	34308		244	244	26.16		6,383
PRCH	SLAB PORCH - COVERED	34309		13x4	52	26.77		1,392



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x24x0			480
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary Base Cost (10.84 x 480) 5,203		Modifier Total		RCN 5,203	Depr (37% Phys/ % Func) 1,925
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 80) 374		Modifier Total		RCN 374	Depr (100% Phys/ % Func) 374