




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:29:56
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Assessment Data					Primary Image																																																																																																															
Account 660014333 Parcel ID 000000-00-0-00549-002-0005 Cadastral ID 15-21-14-02330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 136884 CASEY, OTIS G & BRENDA J FAMILY REVOCABLE TRUST 10101 N 156TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10101 156TH E AVE Subdivision O'DONNELL ACRES Lot/Block 0005 / 0002 Parcel Size 2.23 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0040.JPG 9/6/2022</p>																																																																																																															
Legal Description Lat/Long: 36.29986897 -95.79925702 LOT 5 BLOCK 2 O'DONNELL ACRES																																																																																																																				
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Lot Data		Square-Foot - NBHD 1118 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.1706		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	94,552.00 x 1.21 = 114,858		
Factor Value			
Adjustments	1.0000		
Lot Value	114,858		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,026 / 2,014
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,026
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	257,729	127.97	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	248,210 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.56	Total Misc Impr	+ 13,971
Roofing Adj	+ 2.74	Garage Cost	+ 16,658
Subfloor Adj	+ -1.30	Total RCN	= 262,944
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 113,066
Plumbing Adj	+ 7.71	Lump Sums	+ 2,650
Basement Adj	+ 0.00	RCNLD	= 152,528
Adj Base Cost	= 115.35	Lot Value	+ 114,858
Total Area	x 2,014	Indicated Value	= 267,386
Adjusted Cost	= 232,315	Value Per SqFt	132.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,528		
Lot Value	114,858		
Indicated Value	267,386	132.76	Per SqFt
Agland Value			
Site Improvements	35,461		
Total Value	302,847	150.37	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	34387		81	81	26.68		2,161
PATO	SLAB PORCH - OPEN	34388	26x10		260	9.54		2,480
WODO	WOOD DECK - OPEN	34389	26x6		156	24.27	30%	2,650
PATO	SLAB PORCH - OPEN	34390	24x18		432	8.60		3,715

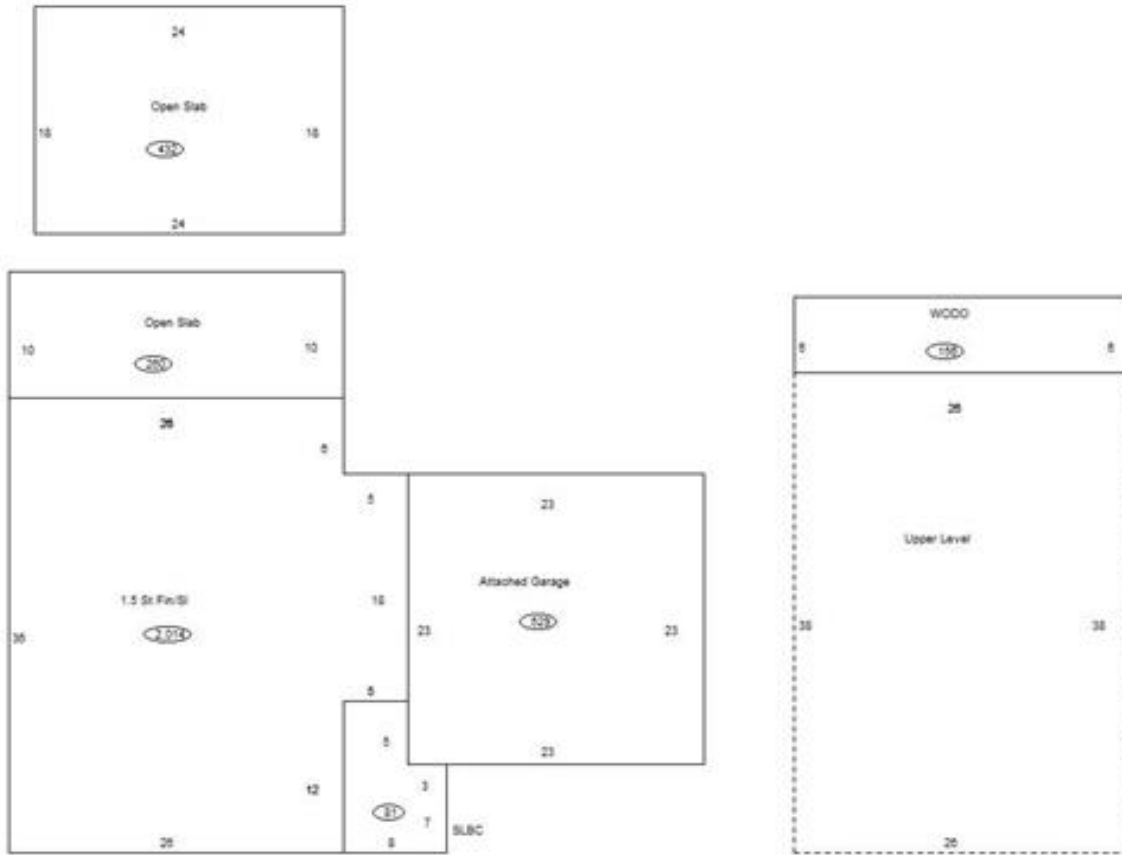


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Sketch Image

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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	1,026	1.963	2,014
2	G	1		10	Attached Garage	529	1.000	529
3	M	PRCH		10	SLBC	81	1.000	81
4	M	PATO		10	Open Slab	260	1.000	260
5	M	WODO		10	WODO	156	1.000	156
6	M	PATO		10	Open Slab	432	1.000	432
7	U	^UL	Overhang	10	Upper Level	988	1.000	988
Total Building Area						1,026		2,014



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x25x0			960
	Qual	3	Cond 3	Year	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (34.24 x 960)	32,870		32,870	4,931	27,939
	LF	LOAFING SHED	0x0x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)	1,227		1,227	798	429
	DTGF	DETACHED GARAGE FAIR	0x0x0			682
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 682)	10,912		10,912	3,819	7,093