



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:08:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014461 Parcel ID 000000-00-0-00954-001-0004 Cadastral ID 15-21-14-03620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344435 XIONG, VILAI & SUNNY LOR 10441 N 152ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 10441 N 152ND E AVE Subdivision WOODLAND VIEW Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30529199 -95.80376497																																																																																																																									
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Lot Data		Square-Foot - NBHD 1118 #1		Primary Image					
Lot Size									
Lot Count	1								
Units Buildable	2.3								
Non-Ag Acres	2.1467								
Topography									
Street Access									
Utilities									
Amenities	LAND QUALITY	0							
		0							
Method	Square-Foot								
Base Lot Value	93,510.00 x 1.22 = 114,389								
Factor Value									
Adjustments	1.6172								
Lot Value	184,995								
Residential Data				\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0060. 9/7/2022					
Type	1 Single Family Residence			GRM Approach					
Condition	3 - Average			GRM Code					
Quality	3 - Average			Gross Rent 0.00					
Architecture				Indicated Value					
Style	100% One Story			Multiple Regression					
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test					
Base/Total Area	1,978 / 1,978			Adusted R 0.8445					
Style	100% One Story			Indicated Value 180,784 91.40 Per SqFt					
HVAC	100% Warmed & Cooled Air			Direct Comparables					
Roof Cover	1 Composition Shingle			Selection Model A Adam Test					
Area on Slab	1,978			Adjustment Model 1 2022 Residential					
Fixture/RghIn	8 /			Comparables 8					
Bed/F/H Bath	3 / 2.0 /			Indicated Value 236,980 Per SqFt					
Basement Area				Value Reconciliation					
Garage Type				Selected Approach Cost Approach					
Remodel				Improvements 148,467					
Year/Eff Age	1971 / 41			Lot Value 184,995					
Cost Approach		Manual : 01/2025		Indicated Value 333,462 168.59 Per SqFt					
Base Cost	107.74	Total Misc Impr	+ 14,632	Agland Value					
Roofing Adj	+ 4.71	Garage Cost	+ 0	Site Improvements 16,606					
Subfloor Adj	+ -2.20	Total RCN	= 269,201	Total Value 350,068 176.98 Total Value Per SqFt					
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 126,524						
Plumbing Adj	+ 5.81	Lump Sums	+ 5,790						
Basement Adj	+ 0.00	RCNLD	= 148,467						
Adj Base Cost	= 128.70	Lot Value	+ 184,995						
Total Area	x 1,978	Indicated Value	= 333,462						
Adjusted Cost	= 254,569	Value Per SqFt	168.59						
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	34872	6x6		36	26.82		966	
PRCH	SLAB PORCH - COVERED	34873	16x7		112	26.58		2,977	
PATO	SLAB PORCH - OPEN	34874	170		170	10.83		1,841	
WODO	WOOD DECK - OPEN	34875	684		684	16.93	50%	5,790	
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	34876	11x10		110	29.39		3,233	



Rogers

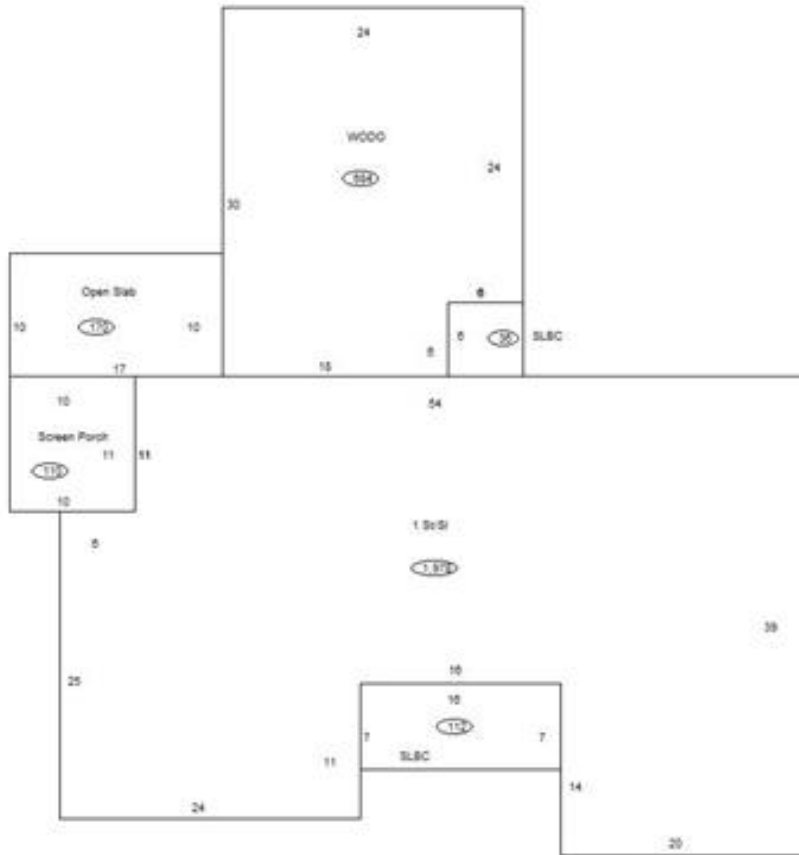
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,978	1.000	1,978
2	M	PRCH		10	SLBC	36	1.000	36
3	M	PRCH		10	SLBC	112	1.000	112
4	M	PATO		10	Open Slab	170	1.000	170
5	M	WODO		10	WODO	684	1.000	684
6	M	EPKS		10	Screen Porch	110	1.000	110
Total Building Area						1,978		1,978



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			800
	Qual 3	Cond 3	Year 1997	Eff Age	22	
	Valuation Summary Base Cost (27.24 x 800) 21,792		Modifier Total	RCN 21,792	Depr (51% Phys/ % Func) 11,114	RCNLD 10,678
	DTGF	DETACHED GARAGE FAIR	0x0x0			570
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 570) 9,120		Modifier Total	RCN 9,120	Depr (35% Phys/ % Func) 3,192	RCNLD 5,928