



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:55:23
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Assessment Data					Primary Image																																																																																																																				
Account 660014482 Parcel ID 000000-00-0-00588-001-0008 Cadastral ID 15-21-14-03840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334151 CHIODO, JASON MATTHEW & JENNIFER ELIZABETH 10419 N 148TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10419 N 148TH E AVE Subdivision PINE BROOK CROSSING Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0162	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,266.00 x 1.29 = 57,052	
Factor Value		
Adjustments	1.0000	
Lot Value	57,052	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,465 / 3,151
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,465
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	831 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



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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	386,112	122.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	462,310		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.72	Total Misc Impr	+	8,015			
Roofing Adj	+ 2.67	Garage Cost	+	30,922			
Subfloor Adj	+ -1.71	Total RCN	=	392,511			
Heat/Cool Adj	+ 14.47	Depreciation (29%)	-	113,828			
Plumbing Adj	+ 8.06	Lump Sums	+	9,553			
Basement Adj	+ 0.00	RCNLD	=	288,236			
Adj Base Cost	= 112.21	Lot Value	+	57,052			
Total Area	x 3,151	Indicated Value	=	345,288			
Adjusted Cost	= 353,574	Value Per SqFt		109.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,236		
Lot Value	57,052		
Indicated Value	345,288	109.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	345,288	109.58	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	34958		54	54	29.36		1,585
WODO	WOOD DECK - OPEN	34959		556	556	19.09	10%	9,553



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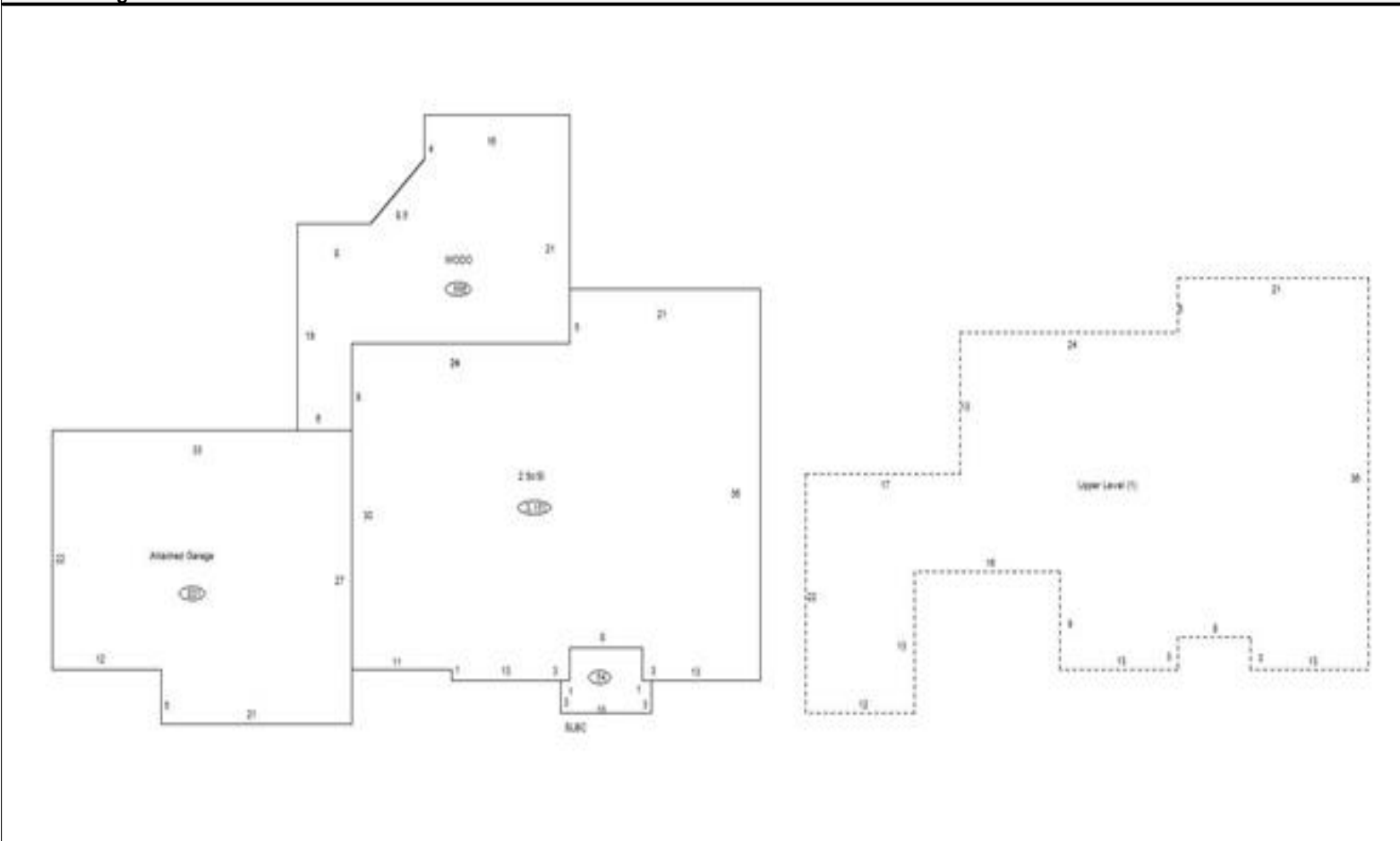
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,465	2.151	3,151
2	G	1		10	Attached Garage	831	1.000	831
3	M	PRCH		10	SLBC	54	1.000	54
4	M	WODO		10	WODO	556	1.000	556
5	U	^UL		10	Upper Level (1)	1,686	1.000	1,686
Total Building Area						1,465		3,151



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 120)		562		562		562