




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:31:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014485 Parcel ID 000000-00-0-00588-001-0011 Cadastral ID 15-21-14-03870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345750 KELLEY, BRYCE & DULCE 10321 N 148TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10321 N 148TH E AVE Subdivision PINE BROOK CROSSING Lot/Block 0011 / 0001 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\TOM\COMMERCIAL PICS\2022-08-30\IMG_0011.JPG 9/1/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.30300621 -95.80826584																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1901		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	51,840.00 x 1.19 = 61,596		
Factor Value			
Adjustments	3,1747		
Lot Value	195,547		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,145 / 2,910
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,145
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	849 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1996 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	405,040	139.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	92.83	Total Misc Impr	+ 14,224
Roofing Adj	+ 2.58	Garage Cost	+ 38,562
Subfloor Adj	+ -2.01	Total RCN	= 397,243
Heat/Cool Adj	+ 16.31	Depreciation (12%)	- 47,669
Plumbing Adj	+ 8.66	Lump Sums	+ 3,192
Basement Adj	+ 0.00	RCNLD	= 352,766
Adj Base Cost	= 118.37	Lot Value	+ 195,547
Total Area	x 2,910	Indicated Value	= 548,313
Adjusted Cost	= 344,457	Value Per SqFt	188.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	352,766		
Lot Value	195,547		
Indicated Value	548,313	188.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	548,313	188.42	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	34976	20x10		200	32.25		6,450
PRCH	SLAB PORCH - COVERED	34977	8x2		16	33.14		530
WODO	WOOD DECK - OPEN	34978	10x10		100	33.96	6%	3,192

