



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:31:51
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014486 Parcel ID 000000-00-0-00588-001-0012 Cadastral ID 15-21-14-03880 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 284727 KING, GARLAND D & LINDA S 10311 N 148TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10311 N 148TH E AVE Subdivision PINE BROOK CROSSING Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30257339 -95.80819603																																																																																																																									
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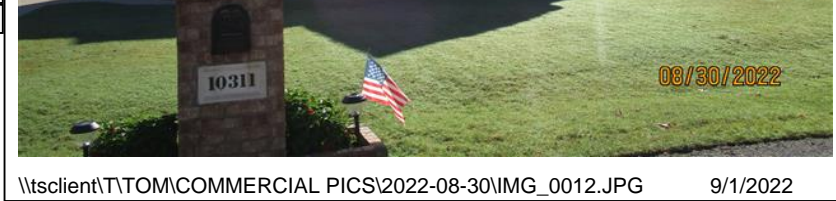
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1162	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,622.00 x 1.23 = 59,665	
Factor Value		
Adjustments	1.0000	
Lot Value	59,665	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,973 / 2,847
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,973
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	806 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



\\tsclient\TOM\COMMERCIAL PICS\2022-08-30\IMG_0012.JPG 9/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	396,199	139.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	425,790		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.79	Total Misc Impr	+	12,545			
Roofing Adj	+ 4.22	Garage Cost	+	36,609			
Subfloor Adj	+ -3.21	Total RCN	=	411,207			
Heat/Cool Adj	+ 16.31	Depreciation (26%)	-	106,914			
Plumbing Adj	+ 10.06	Lump Sums	+	5,882			
Basement Adj	+ 0.00	RCNLD	=	310,175			
Adj Base Cost	= 127.17	Lot Value	+	59,665			
Total Area	x 2,847	Indicated Value	=	369,840			
Adjusted Cost	= 362,053	Value Per SqFt		129.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	310,175		
Lot Value	59,665		
Indicated Value	369,840	129.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	369,840	129.91	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	34981	8x3		24	33.12		795
PATO	SLAB PORCH - OPEN	34982	8x5		40	14.39		576
PRCH	SLAB PORCH - COVERED	34983	15x8		120	32.75		3,930
WODO	WOOD DECK - OPEN	34984	269		269	23.26	6%	5,882



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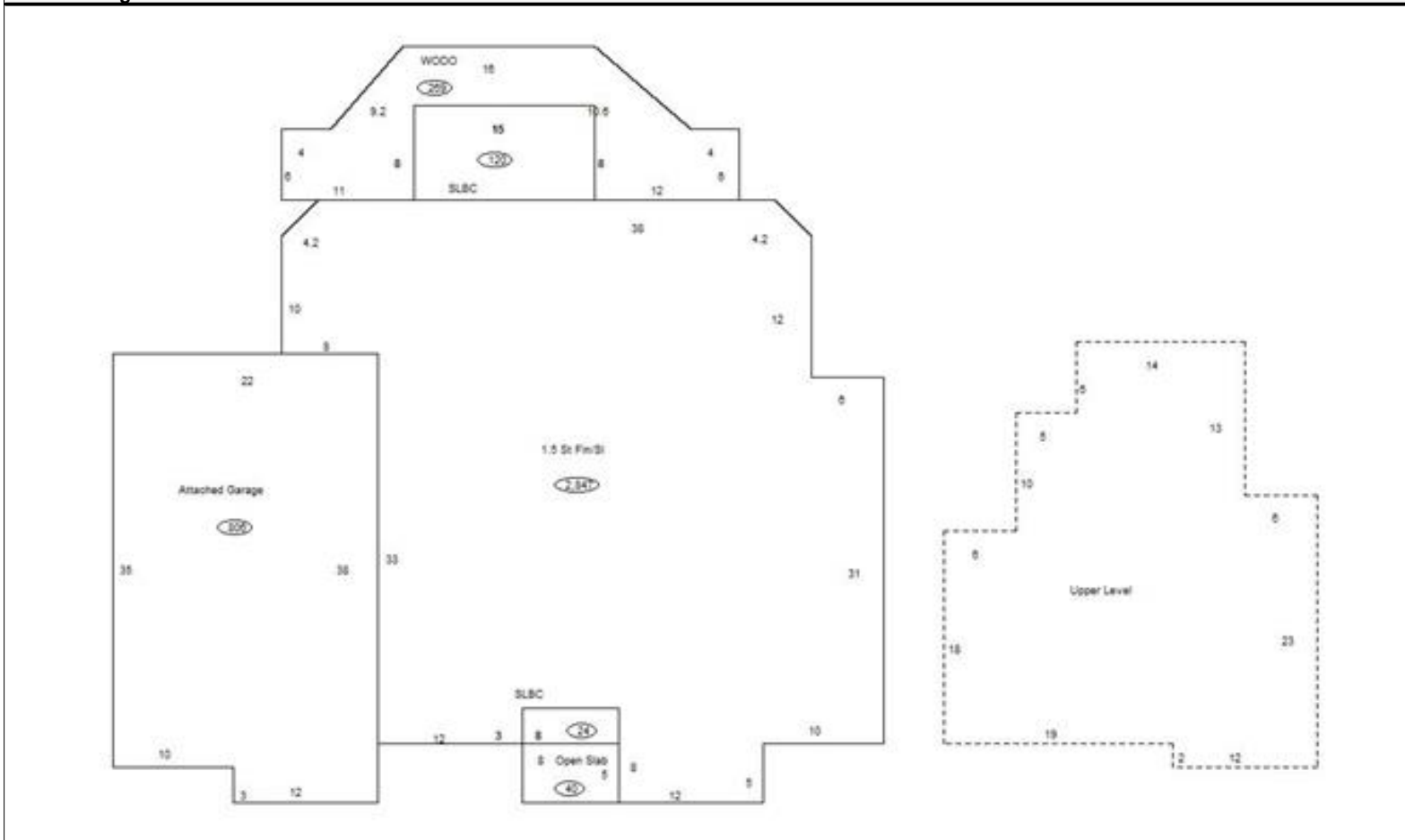
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Sketch Image

660014486



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	1,973	1.443	2,847
2	G	1		10	Attached Garage	806	1.000	806
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PATO		10	Open Slab	40	1.000	40
5	M	PRCH		10	SLBC	120	1.000	120
6	M	WODO		10	WODO	269	1.000	269
7	U	^UL	Overhang	10	Upper Level	874	1.000	874
Total Building Area						1,973		2,847