



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:43
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Assessment Data					Primary Image																																																																																																																				
Account 660021981 Parcel ID 000000-00-0-00210-007-0006 Cadastral ID 26-21-14-04020 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 282504 KENDRICK, DENNIS LEE REVOCABLE TRUST 8413 N 170TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08413 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0006 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27580632 -95.78130340																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022																																																																																																																				
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.097							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	47,784.00 x 2.55 = 122,047							
Factor Value								
Adjustments	1.0000							
Lot Value	122,047							
Residential Data				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022				
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, Stone			MRA Code 1 Test				
Base/Total Area	1,800 / 1,800			Adusted R 0.8445				
Style	100% One Story			Indicated Value 252,001 140.00 Per SqFt				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	1,800			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables 5				
Bed/F/H Bath	3 / 2.0 /			Indicated Value 341,220 Per SqFt				
Basement Area				Value Reconciliation				
Garage Type	504 Attached Garage - Unfinished			Selected Approach Cost Approach				
Remodel				Improvements 173,729				
Year/Eff Age	1982 / 33			Lot Value 122,047				
Cost Approach		Manual : 01/2025		Indicated Value 295,776 164.32 Per SqFt				
Base Cost	115.63	Total Misc Impr	+ 27,558	Agland Value				
Roofing Adj	+ 4.80	Garage Cost	+ 16,032	Site Improvements 45,801				
Subfloor Adj	+ -2.31	Total RCN	= 294,456	Total Value 341,577 189.77 Total Value Per SqFt				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 120,727					
Plumbing Adj	+ 8.61	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 173,729					
Adj Base Cost	= 139.37	Lot Value	+ 122,047					
Total Area	x 1,800	Indicated Value	= 295,776					
Adjusted Cost	= 250,866	Value Per SqFt	164.32					
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	53445	28x12		336	25.87		8,692
PRCH	SLAB PORCH - COVERED	53446	250		250	26.15		6,538
PRCH	SLAB PORCH - COVERED	53447	257		257	26.12		6,713



Rogers

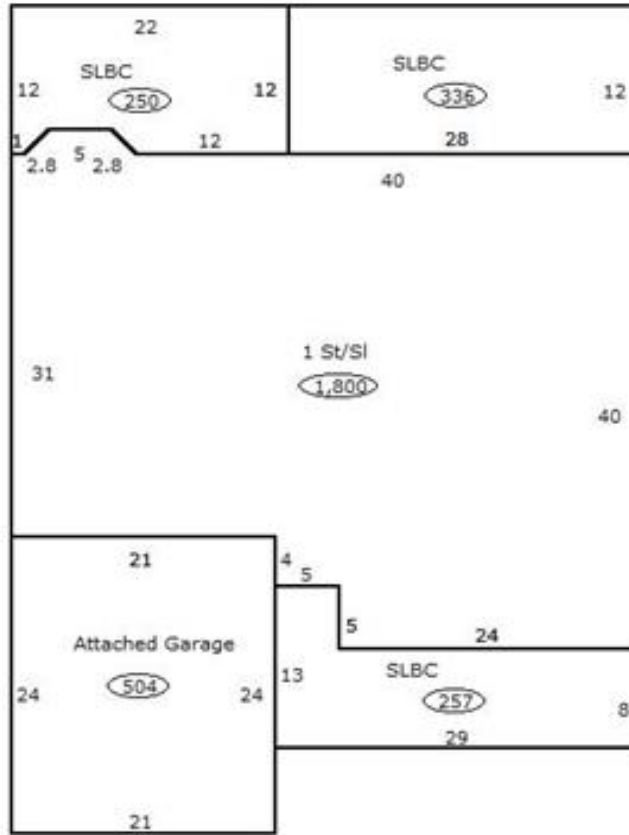
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Sketch Image

660021981



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,800	1.000	1,800
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	250	1.000	250
5	M	PRCH		13	SLBC	257	1.000	257
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	2010	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	6,250	18,750
	GRDT	GARAGE - DETACHED	0x0x0			900	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 900)	24,516		24,516	4,903	19,613
	CPDT	CARPORT - DETACHED	30x30x0			900	
	Qual	3	Cond 3	Year		Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (10.33 x 900)	9,297		9,297	1,859	7,438
	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	