



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:46:10
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022770 Parcel ID 000000-00-0-00183-001-0003 Cadastral ID 27-21-14-00930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125134 LEDBETTER, WARREN E & JANAY C PO BOX 456 OWASSO OK 74055-0456																																																																																																																									
Parcel Location Situs 08312 N 161ST E AVE Subdivision CORNERSTONE ADDITION 1 Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27381869 -95.79475250 LOT 3 BLOCK 1 CORNERSTONE ADDITION					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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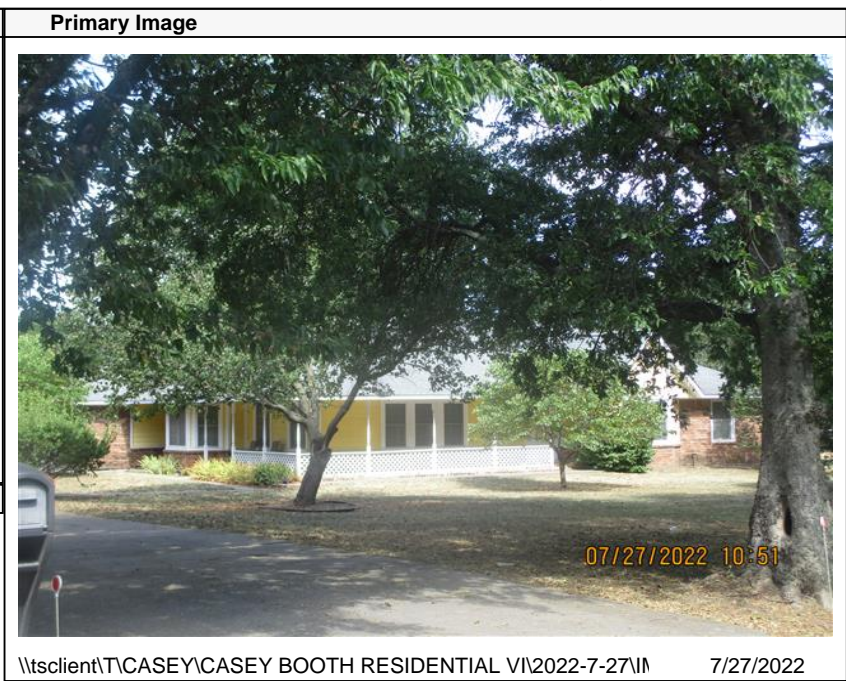
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9726		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,366.00 x 2.70 = 114,388		
Factor Value			
Adjustments	1.0000		
Lot Value	114,388		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\I 7/27/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,687 / 1,687
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,687
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	208,291	123.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	293,180 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.23	Total Misc Impr	+ 19,723				
Roofing Adj	+ 4.87	Garage Cost	+ 17,775				
Subfloor Adj	+ -2.31	Total RCN	= 257,854				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 95,406				
Plumbing Adj	+ 9.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 162,448				
Adj Base Cost	= 130.62	Lot Value	+ 114,388				
Total Area	x 1,687	Indicated Value	= 276,836				
Adjusted Cost	= 220,356	Value Per SqFt	164.10				

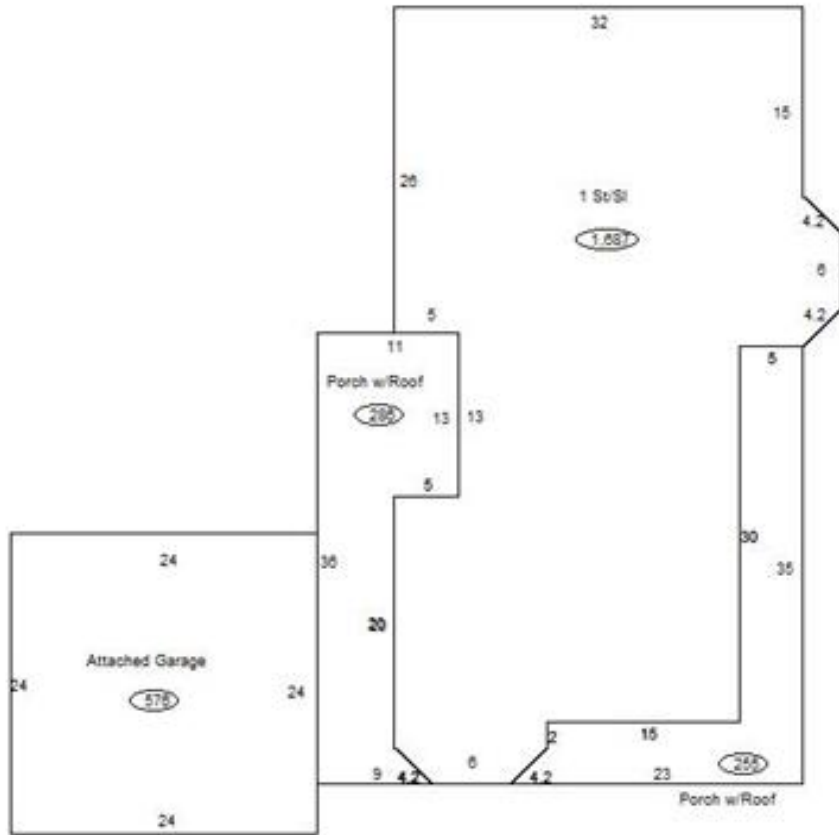
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,448		
Lot Value	114,388		
Indicated Value	276,836	164.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	276,836	164.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	55719	255		255	26.13		6,663
PRCH	SLAB PORCH - COVERED	55720	286		286	26.03		7,445



Sketch Image

660022770



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,687	1.000	1,687
2	M	PRCH		13	SLBC	255	1.000	255
3	M	PRCH		13	SLBC	286	1.000	286
4	G	1		13	Attached Garage	576	1.000	576
Total Building Area						1,687		1,687