



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660058627 Parcel ID 000000-00-0-00644-001-0010 Cadastral ID 10-21-14-00900 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333921 MILLER, DALE & CHRISTIE M 11010 N 159TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11010 N 159TH E AVE Subdivision RANCH ACRES ESTATES Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2018-03-08 03-08-2018\03-08-2018 03 3/8/2018</p>														
Legal Description Lat/Long: 36.31373668 -95.79748202																			
LOT 10 BLOCK 1 RANCH ACRES ESTATES					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	MCGEE, TIMOTHY D & KIMBERLEY A	03/22/2021	275,000	YES										
					1022/859	BURRIS, CHARLES L &	04/19/1996	101,000	Yes										
					1009/517	A&W LAND DEVELOPMENT INC	11/22/1995	15,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2022		Land Value	86,213	86,213	11%	9,483	Assessed	33,048										
Year Frozen	0		Improvements	214,231	214,231		23,565	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	300,444	300,444		33,048	Total Taxable	33,048										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660058627	MILLER, DALE & CHRISTIE M			3	294,743	0	32,421	3,176.00										
2024	2024-660058627	MILLER, DALE & CHRISTIE M			3	482,395	0	31,762	3,051.00										
2023	2023-660058627	MILLER, DALE & CHRISTIE M			3	275,000	0	30,250	2,835.00										
2022	2022-660058627	MILLER, DALE & CHRISTIE M			3	275,000	0	30,250	2,964.00										
2021	2021-660058627	MILLER, DALE & CHRISTIE M			3	182,535	0	20,079	1,942.00										
2020	2020-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	179,851	0	19,784	1,911.00										
2019	2019-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	173,334	0	19,067	1,843.00										
2018	2018-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	181,077	0	19,918	1,854.00										
2017	2017-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	179,780	0	19,776	1,860.00										
2016	2016-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	175,470	0	19,265	1,814.00										
2015	2015-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	171,730	0	18,348	1,740.00										
2014	2014-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	172,984	0	17,474	1,673.00										
2013	2013-660058627	MCGEE, TIMOTHY D & KIMBERLEY A			3	165,209	0	16,642	1,559.00										




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Lot Data	Square-Foot - NBHD #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1254 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 49,021.00 x 1.76 = 86,213 Factor Value Adjustments 1.0000 Lot Value 86,213		 <p>\\tsclient\C\TOMS PC PICS\2018-03-08 03-08-2018\03-08-2018 03 3/8/2018</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,122 / 2,029
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,122
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1996 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	228,651 112.69 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	262,950 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	214,231
Lot Value	86,213
Indicated Value	300,444 148.07 Per SqFt
Agland Value	
Site Improvements	
Total Value	300,444 148.07 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	90.67	Total Misc Impr	+ 7,219
Roofing Adj	+ 2.97	Garage Cost	+ 13,584
Subfloor Adj	+ -1.40	Total RCN	= 249,106
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 34,875
Plumbing Adj	+ 7.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 214,231
Adj Base Cost	= 112.52	Lot Value	+ 86,213
Total Area	x 2,029	Indicated Value	= 300,444
Adjusted Cost	= 228,303	Value Per SqFt	148.07

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	79685	10x6		60	26.74		1,604



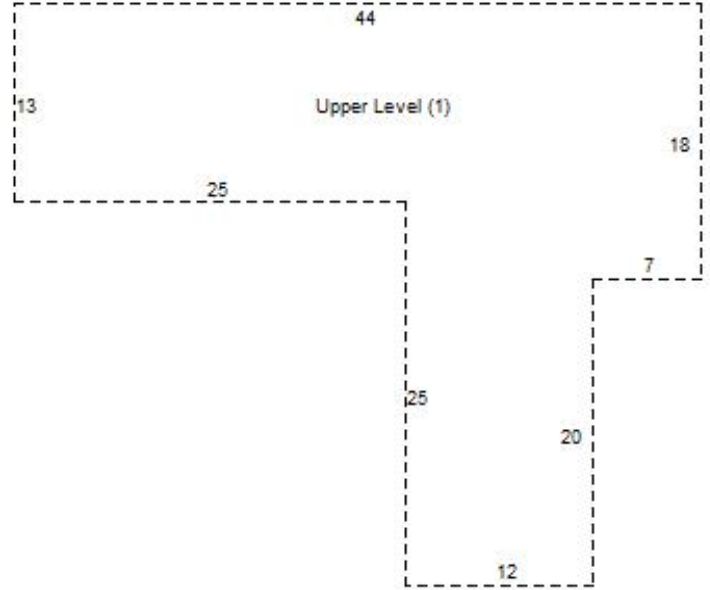
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Sketch Image

660058627



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,122	1.808	2,029
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	60	1.000	60
4	U	^UL		13	Upper Level (1)	907	1.000	907
Total Building Area						1,122		2,029