



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:12:00
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Assessment Data					Primary Image																																																																																																																				
Account 660058629 Parcel ID 000000-00-0-00644-002-0002 Cadastral ID 10-21-14-00920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 317847 NEAL, WENDEL J & RHONDA R 10913 N 160TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10913 N 160TH E AVE Subdivision RANCH ACRES ESTATES Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31255523 -95.79477431																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0071	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	43,870.00 x 1.84 = 80,650	
Factor Value		
Adjustments	1.0000	
Lot Value	80,650	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,571 / 2,195
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,571
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 33

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-10\IMG_004I 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	303,231	138.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	334,790		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,413		
Lot Value	80,650		
Indicated Value	242,063	110.28	Per SqFt
Agland Value			
Site Improvements	64,015		
Total Value	306,078	139.44	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.68	Total Misc Impr	+	10,824			
Roofing Adj	+ 3.53	Garage Cost	+	14,049			
Subfloor Adj	+ -1.65	Total RCN	=	271,284			
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	111,226			
Plumbing Adj	+ 7.06	Lump Sums	+	1,355			
Basement Adj	+ 0.00	RCNLD	=	161,413			
Adj Base Cost	= 112.26	Lot Value	+	80,650			
Total Area	x 2,195	Indicated Value	=	242,063			
Adjusted Cost	= 246,411	Value Per SqFt		110.28			

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	79692		198	198	26.31		5,209
WODO	WOOD DECK - OPEN	79695	10x10		100	27.10	50%	1,355



Rogers

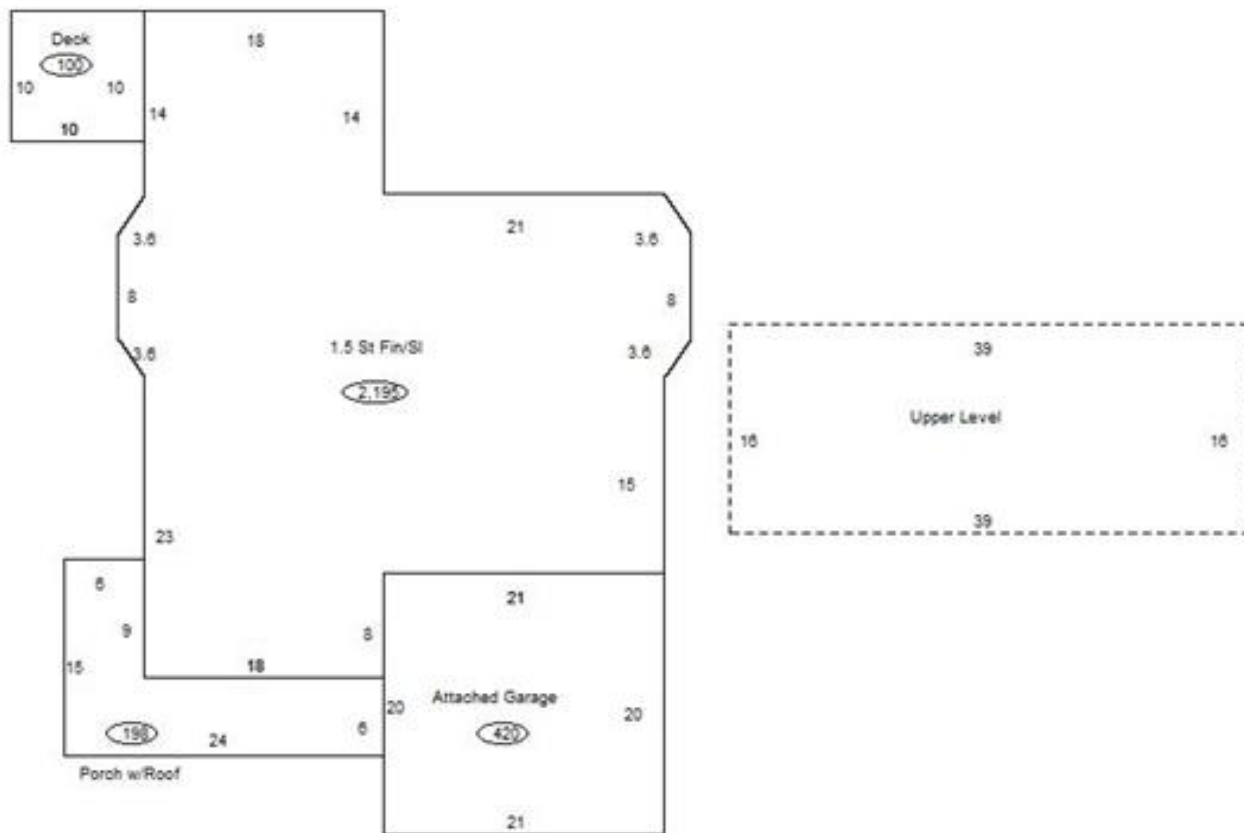
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	420	1.000	420
2	M	PRCH		13	SLBC	198	1.000	198
3	R	5	Slab	13	1.5 St Fin/SI	1,571	1.397	2,195
4	U	^UL	Overhang	13	Upper Level	624	1.000	624
5	M	WODO		13	WODO	100	1.000	100
Total Building Area						1,571		2,195



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x50x0			2,000
	Qual	3	Cond 3	Year 2022	Eff Age 3	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (29.46 x 2,000)	58,920		58,920	2,946	55,974
	PRCH	Slab Porch - Covered	4x8x0			32
	Qual	3	Cond 3	Year 2022	Eff Age 3	
				0		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (26.83 x 32)	859		859	129	730
	DTGF	DETACHED GARAGE FAIR	0x0x0			896
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 896)	14,336		14,336	7,025	7,311