




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:13:58  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660059028 <b>Parcel ID</b> 000000-00-0-00646-002-0004 <b>Cadastral ID</b> 10-21-14-01070 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 320022 ARCHULETA, ROBERT & APRIL  10991 N 157TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10991 N 157TH E AVE <b>Subdivision</b> RANCH ACRES ESTATES II <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1018 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p style="text-align: right; color: orange;">08/11/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-11\IMG_0001 8/11/2022</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.31278519 -95.79933946 LOT 4 BLOCK 2 RANCH ACRES ESTATES II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 28000 <b>Non-Ag Acres</b> 2.4936 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 SIZE 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 108,621.00 x .93 = 100,568 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 100,568		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,083 / 3,449
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,083
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	690 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-11\IMG\_0001 8/11/2022

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	487,466	141.34	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	517,840		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.35	<b>Total Misc Impr</b>	+ 12,751				
<b>Roofing Adj</b>	+ 3.22	<b>Garage Cost</b>	+ 25,841				
<b>Subfloor Adj</b>	+ -2.05	<b>Total RCN</b>	= 446,816				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 23%)</b>	- 102,768				
<b>Plumbing Adj</b>	+ 7.37	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 344,048				
<b>Adj Base Cost</b>	= 118.36	<b>Lot Value</b>	+ 100,568				
<b>Total Area</b>	x 3,449	<b>Indicated Value</b>	= 444,616				
<b>Adjusted Cost</b>	= 408,224	<b>Value Per SqFt</b>	128.91				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	344,048		
<b>Lot Value</b>	100,568		
<b>Indicated Value</b>	444,616	128.91	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	82,428		
<b>Total Value</b>	527,044	152.81	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	80006		42	42	29.40		1,235
PRCH	SLAB PORCH - COVERED	80007		176	176	28.90		5,086



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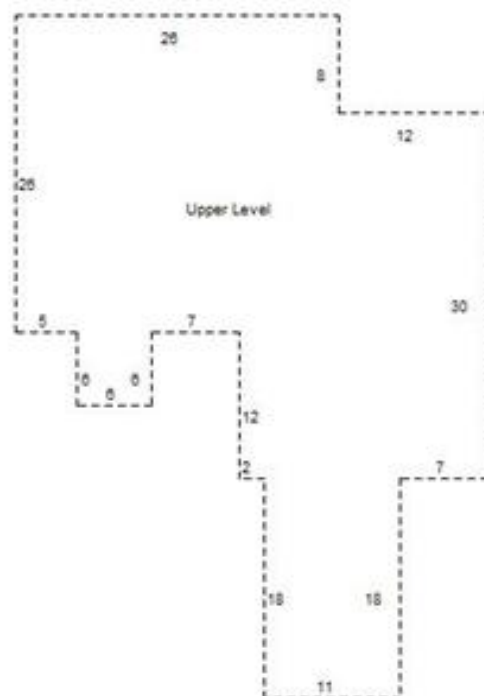
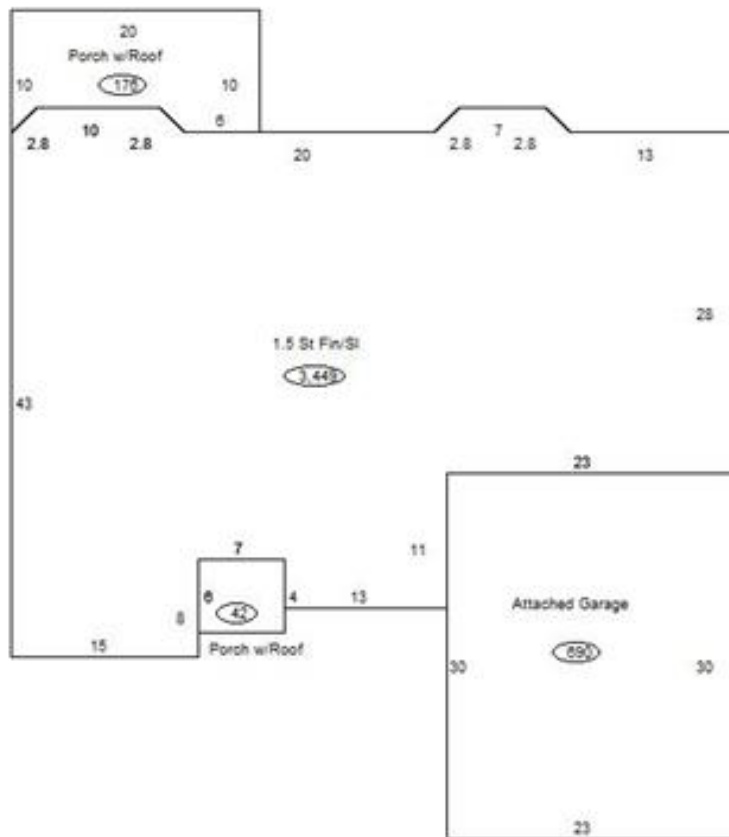
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### Sketch Image

660059028



### 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/SI	2,083	1.656	3,449
2	G	1		13	Attached Garage	690	1.000	690
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	176	1.000	176
5	U	^UL	Overhang	13	Upper Level	1,366	1.000	1,366
<b>Total Building Area</b>						<b>2,083</b>		<b>3,449</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			750	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.28 x 750)		23,460		23,460	5,865	17,595
	UTIL	SHOP BUILDING	0x0x0			1,500	
	Qual 4	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (33.21 x 1,500)		49,815		49,815	4,982	44,833
	SV	SWIM VINYL	0x0x0			1	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000		25,000	5,000	20,000