



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:02:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660059036 Parcel ID 000000-00-0-00646-003-0003 Cadastral ID 10-21-14-01150 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328125 MCDANIEL, BRIAN A & DONNA 10812 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10812 N 157TH E AVE Subdivision RANCH ACRES ESTATES II Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1018 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31105550 -95.80050872																																																																																																																									
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																																																																																																											
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Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	28000	
Non-Ag Acres	2.4871	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Square-Foot	
Base Lot Value	108,338.00 x .93 = 100,511	
Factor Value		
Adjustments	1.0000	
Lot Value	100,511	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	96% 1 1/2 Story Finished 4% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,279 / 3,475
Style	96% 1 1/2 Story Finished - 4% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,279
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	900 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-11\IMG_001 8/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	415,693	119.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	513,980		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.61	Total Misc Impr	+	17,171			
Roofing Adj	+ 3.00	Garage Cost	+	26,811			
Subfloor Adj	+ -1.43	Total RCN	=	430,437			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	120,522			
Plumbing Adj	+ 6.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	309,915			
Adj Base Cost	= 111.21	Lot Value	+	100,511			
Total Area	x 3,475	Indicated Value	=	410,426			
Adjusted Cost	= 386,455	Value Per SqFt		118.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	309,915		
Lot Value	100,511		
Indicated Value	410,426	118.11	Per SqFt
Agland Value			
Site Improvements	35,910		
Total Value	446,336	128.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121693	38x6		228	26.21		5,976
PRCH	SLAB PORCH - COVERED	121694	438		438	25.56		11,195



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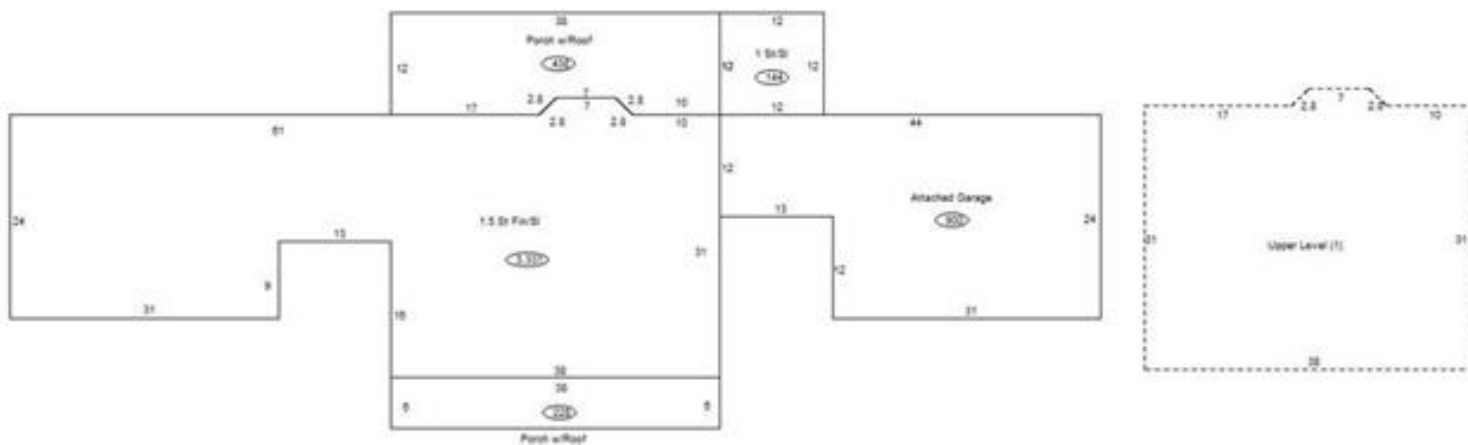
Date 04/18/2026

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Sketch Image

660059036



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	2,135	1.560	3,331
2	U	^UL		13	Upper Level (1)	1,196	1.000	1,196
3	R	1	Slab	13	1 St/SI	144	1.000	144
4	G	1		13	Attached Garage	900	1.000	900
5	M	PRCH		13	SLBC	228	1.000	228
6	M	PRCH		13	SLBC	438	1.000	438
Total Building Area						2,279		3,475



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RPH	Res. Pool House	24x20x0			480
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary Base Cost (25.00 x 480) 12,000		Modifier Total	RCN 12,000	Depr (7% Phys/ % Func) 840	RCNLD 11,160
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (25,000.00 x 1) 25,000		Modifier Total	RCN 25,000	Depr (1% Phys/ % Func) 250	RCNLD 24,750