



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:45:54
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Assessment Data					Primary Image																																																																																																																				
Account 660059038 Parcel ID 000000-00-0-00646-003-0005 Cadastral ID 10-21-14-01170 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 296882 COLE, STEWARD S 10712 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10712 N 157TH E AVE Subdivision RANCH ACRES ESTATES II Lot/Block 0005 / 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: 36.30909234 -95.80048982																																																																																																																									
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>8416</td> <td>R6-POLE BARN</td> <td>12/2003</td> <td>12/2005</td> <td>5,400</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8416	R6-POLE BARN	12/2003	12/2005	5,400																																																																																																						
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Lot Data		Square-Foot - NBHD 1018 #1	
Lot Size			
Lot Count	1		
Units Buildable	28000		
Non-Ag Acres	2.477		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	SIZE		0
Method	Square-Foot		
Base Lot Value	107,897.00 x .93 = 100,423		
Factor Value			
Adjustments	1.0000		
Lot Value	100,423		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,112
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	554 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	291,259	137.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	185,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.59	Total Misc Impr	+	12,658			
Roofing Adj	+ 5.31	Garage Cost	+	21,556			
Subfloor Adj	+ -3.40	Total RCN	=	320,158			
Heat/Cool Adj	+ 14.47	Depreciation (25%)	-	80,040			
Plumbing Adj	+ 8.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	240,118			
Adj Base Cost	= 135.39	Lot Value	+	100,423			
Total Area	x 2,112	Indicated Value	=	340,541			
Adjusted Cost	= 285,944	Value Per SqFt		161.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,118		
Lot Value	100,423		
Indicated Value	340,541	161.24	Per SqFt
Agland Value			
Site Improvements	14,430		
Total Value	354,971	168.07	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	80060	11x6		66	29.32		1,935
PRCH	SLAB PORCH - COVERED	80061	148		148	29.01		4,293



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			540
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
Base Cost (10.48 x 540)		5,659		5,659	1,415	4,244
	BARN BARN		0x0x0			540
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
Base Cost (10.48 x 540)		5,659		5,659	566	5,093
	BARN BARN		0x0x0			540
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
Base Cost (10.48 x 540)		5,659		5,659	566	5,093