



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:21:37
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Assessment Data					Primary Image																																																																																																																				
Account 660068566 Parcel ID 000000-00-0-00157-001-0004 Cadastral ID 10-21-14-01430 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333140 SINES, JOSEPH P & CARRIE L 11412 N 150TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11412 N 150TH E AVE Subdivision CHESTNUT FARMS Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1018 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1018 #1	
Lot Size			
Lot Count	1		
Units Buildable	12096		
Non-Ag Acres	1.9714		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	SIZE		0
Method	Square-Foot		
Base Lot Value	85,873.00 x 1.11 = 95,370		
Factor Value			
Adjustments	1.0000		
Lot Value	95,370		



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2022-7-5\IMG_0019. 7/5/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 2 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,684 / 4,210
Style	100% 2 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,684
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	948 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	495,980	117.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	589,920		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.04	Total Misc Impr	+	2,342			
Roofing Adj	+ 2.18	Garage Cost	+	35,275			
Subfloor Adj	+ -1.41	Total RCN	=	486,361			
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	106,999			
Plumbing Adj	+ 5.31	Lump Sums	+	11,903			
Basement Adj	+ 0.00	RCNLD	=	391,265			
Adj Base Cost	= 106.59	Lot Value	+	95,370			
Total Area	x 4,210	Indicated Value	=	486,635			
Adjusted Cost	= 448,744	Value Per SqFt		115.59			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	391,265		
Lot Value	95,370		
Indicated Value	486,635	115.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	486,635	115.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	82974	10x8		80	29.27		2,342
WODO	WOOD DECK - OPEN	82977	664		664	19.07	6%	11,903



Rogers

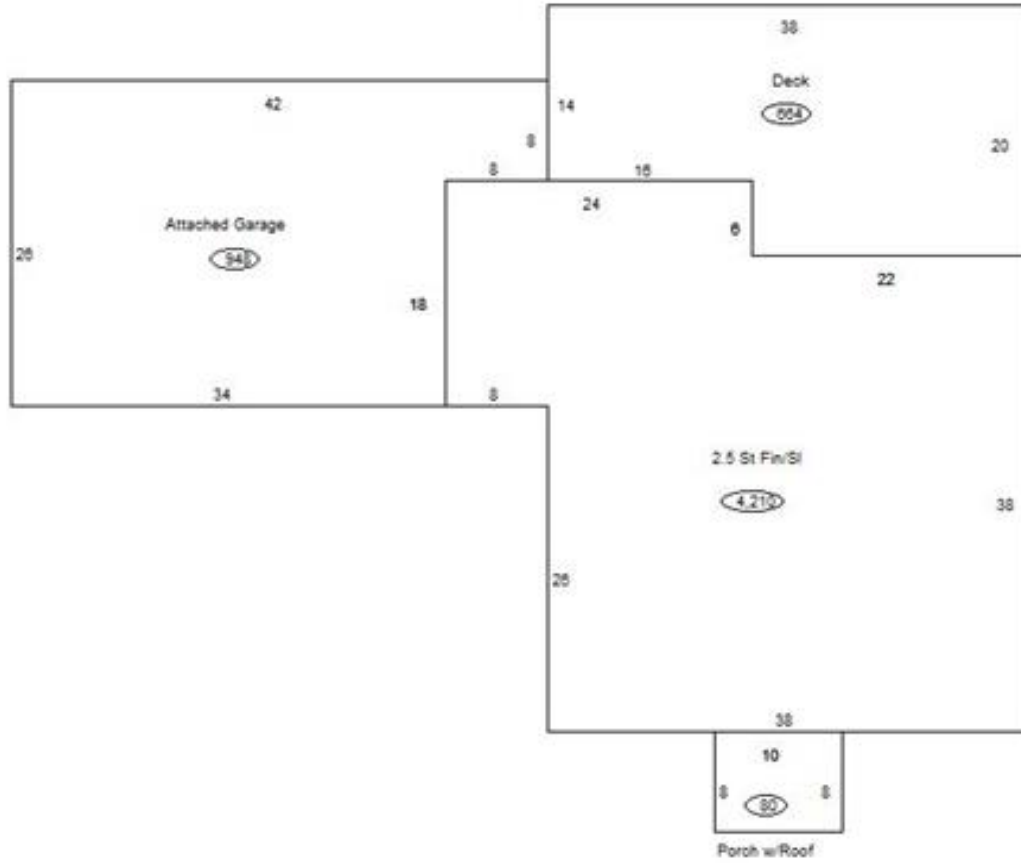
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Sketch Image

660068566



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	80	1.000	80
2	R	7	Slab	13	2.5 St Fin/Sl	1,684	2.500	4,210
3	G	1		13	Attached Garage	948	1.000	948
4	M	WODO		13	WODO	664	1.000	664
Total Building Area						1,684		4,210