



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:46:59
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660068583 Parcel ID 000000-00-0-00157-001-0021 Cadastral ID 10-21-14-01600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344160 NELSON, PHILIP PAUL & REBEKAH ELIZABETH 11205 N 151ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 11205 N 151ST E AVE Subdivision CHESTNUT FARMS Lot/Block 0021 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1018 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31635565 -95.80583347																																																																																																																									
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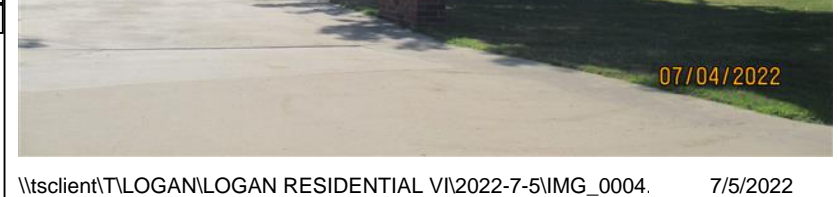
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Date 04/16/2026
Time 22:47:00
Page 2

Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0026	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Square-Foot	
Base Lot Value	43,675.00 x 1.49 = 64,987	
Factor Value		
Adjustments	2.2512	
Lot Value	146,296	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,433 / 2,433
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,433
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	714 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	341,920	140.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	474,570		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,699		
Lot Value	146,296		
Indicated Value	426,995	175.50	Per SqFt
Agland Value			
Site Improvements	21,996		
Total Value	448,991	184.54	Total Value Per SqFt

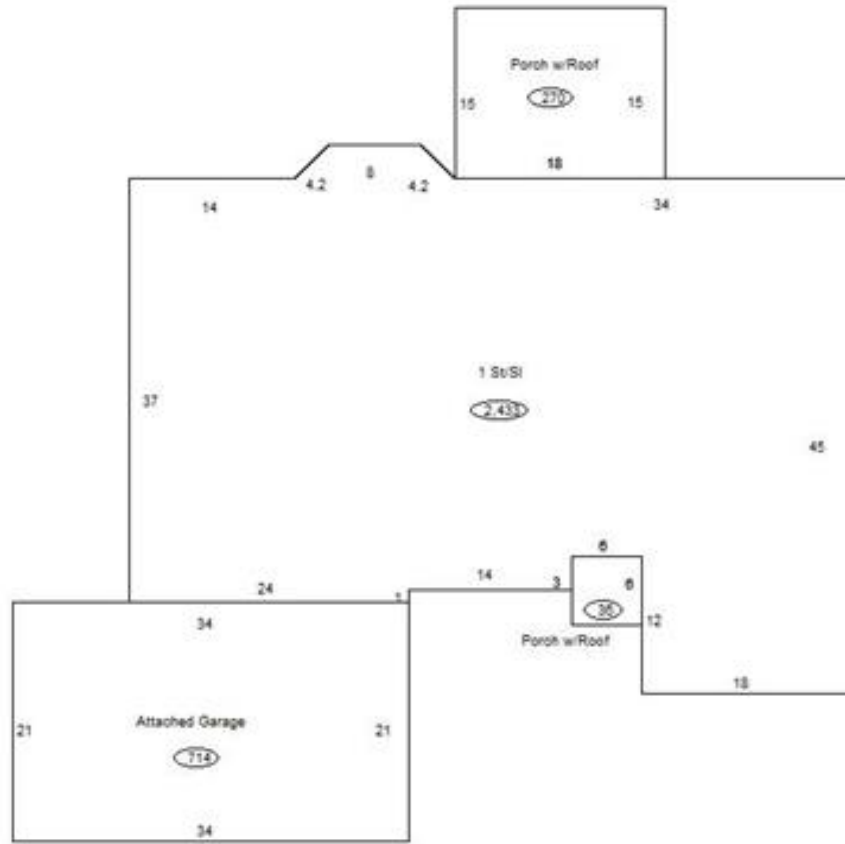
Cost Approach				Manual : 01/2025			
Base Cost	109.07	Total Misc Impr	+	15,203			
Roofing Adj	+ 5.19	Garage Cost	+	26,604			
Subfloor Adj	+ -3.39	Total RCN	=	364,544			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	83,845			
Plumbing Adj	+ 7.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	280,699			
Adj Base Cost	= 132.65	Lot Value	+	146,296			
Total Area	x 2,433	Indicated Value	=	426,995			
Adjusted Cost	= 322,737	Value Per SqFt		175.50			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	83050		36		36	29.42	1,059
PRCH	SLAB PORCH - COVERED	83051	18x15			270	28.57	7,714



Sketch Image

660068583



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,433	1.000	2,433
2	G	1		13	Attached Garage	714	1.000	714
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	270	1.000	270
Total Building Area						2,433		2,433



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 Page 4

660068583

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			850
	Qual 3	Cond 3	Year 1999	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 850)	23,154	23,154	1,158	21,996