



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660068616 Parcel ID 000000-00-0-00157-003-0017 Cadastral ID 10-21-14-01930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344985 MILLER, ANITA JOLENE 11306 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11306 N 157TH E AVE Subdivision CHESTNUT FARMS Lot/Block 0017 / 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: 36.31503854 -95.80056869 LOT 17 BLOCK 3 CHESTNUT FARMS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2399 Topography Street Access Utilities Amenities LAND QUALITY 0 SIZE 0 Method Square-Foot Base Lot Value 54,011.00 x 1.34 = 72,429 Factor Value Adjustments 2.1735 Lot Value 157,424		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,264 / 2,492
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,264
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	716 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-11\IMG_000 7/11/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	347,670	139.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	455,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.69	Total Misc Impr	+ 14,086				
Roofing Adj	+ 4.66	Garage Cost	+ 26,664				
Subfloor Adj	+ -3.20	Total RCN	= 344,126				
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 79,149				
Plumbing Adj	+ 7.12	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 264,977				
Adj Base Cost	= 121.74	Lot Value	+ 157,424				
Total Area	x 2,492	Indicated Value	= 422,401				
Adjusted Cost	= 303,376	Value Per SqFt	169.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	264,977		
Lot Value	157,424		
Indicated Value	422,401	169.50	Per SqFt
Agland Value			
Site Improvements	22,500		
Total Value	444,901	178.53	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	83195	11x5		55	29.35		1,614
PRCH	SLAB PORCH - COVERED	83196	21x10		210	28.77		6,042



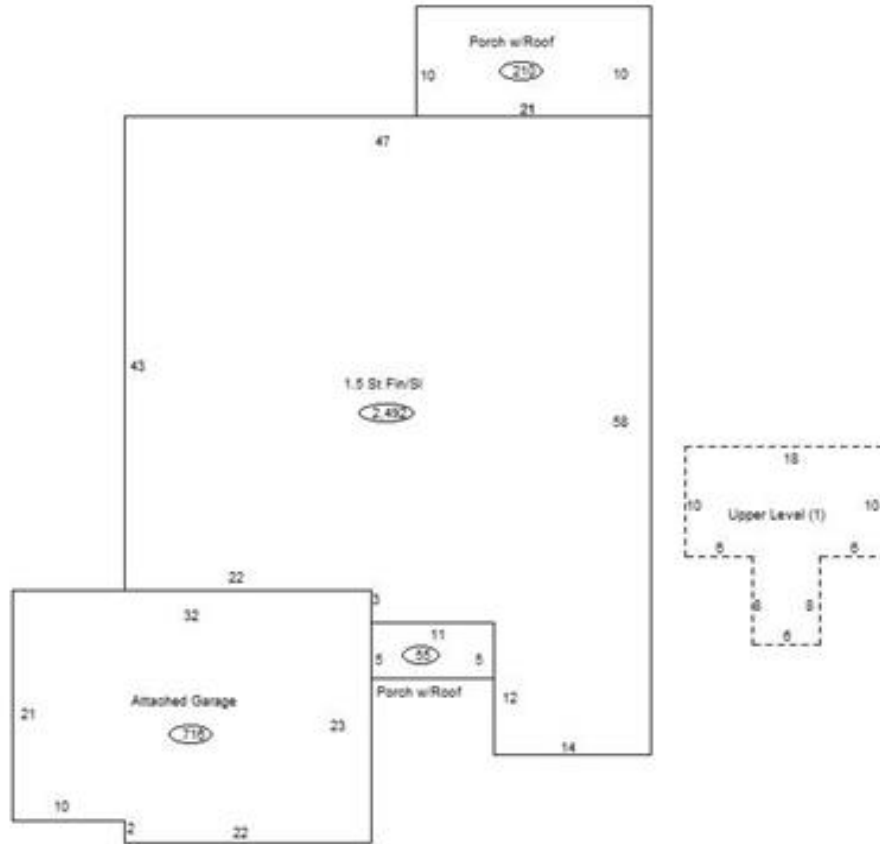
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Sketch Image

660068616



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/Sl	2,264	1.101	2,492
2	G	1		13	Attached Garage	716	1.000	716
3	M	PRCH		13	SLBC	55	1.000	55
4	M	PRCH		13	SLBC	210	1.000	210
5	U	^UL		13	Upper Level (1)	228	1.000	228
Total Building Area						2,264		2,492



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	4	Cond 4	Year 2010	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	2,500	22,500