



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660073959 Parcel ID 000000-00-0-00158-004-0007 Cadastral ID 10-21-14-02120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348884 RINNER, ANDREW JAMES & CARISSA MARIE SMITH 11470 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11470 N 155TH E AVE Subdivision CHESTNUT FARMS II Lot/Block 0007 / 0004 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: 36.31993627 -95.79881541																																																																																																																									
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Lot Data	Square-Foot - NBHD 1018 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	6896	
Non-Ag Acres	1.9941	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 SIZE 0	
Method	Square-Foot	
Base Lot Value	86,862.00 x 1.11 = 96,082	
Factor Value		
Adjustments	2.0135	
Lot Value	193,461	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,410 / 3,615
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,410
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	KITCHEN/BA -
Year/Eff Age	2005 / 11



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-12\IMG_001' 7/12/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	572,588	158.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	507,040 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.77	Total Misc Impr	+	19,837	
Roofing Adj	+ 4.41	Garage Cost	+	26,780	
Subfloor Adj	+ -3.08	Total RCN	=	562,694	
Heat/Cool Adj	+ 18.45	Depreciation (11%)	-	61,896	
Plumbing Adj	+ 12.21	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	500,798	
Adj Base Cost	= 142.76	Lot Value	+	193,461	
Total Area	x 3,615	Indicated Value	=	694,259	
Adjusted Cost	= 516,077	Value Per SqFt		192.05	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	500,798		
Lot Value	193,461		
Indicated Value	694,259	192.05	Per SqFt
Agland Value			
Site Improvements	30,741		
Total Value	725,000	200.55	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	87309	30x8		240	36.14		8,674
PRCH	SLAB PORCH - COVERED	87310	80		80	37.06		2,965



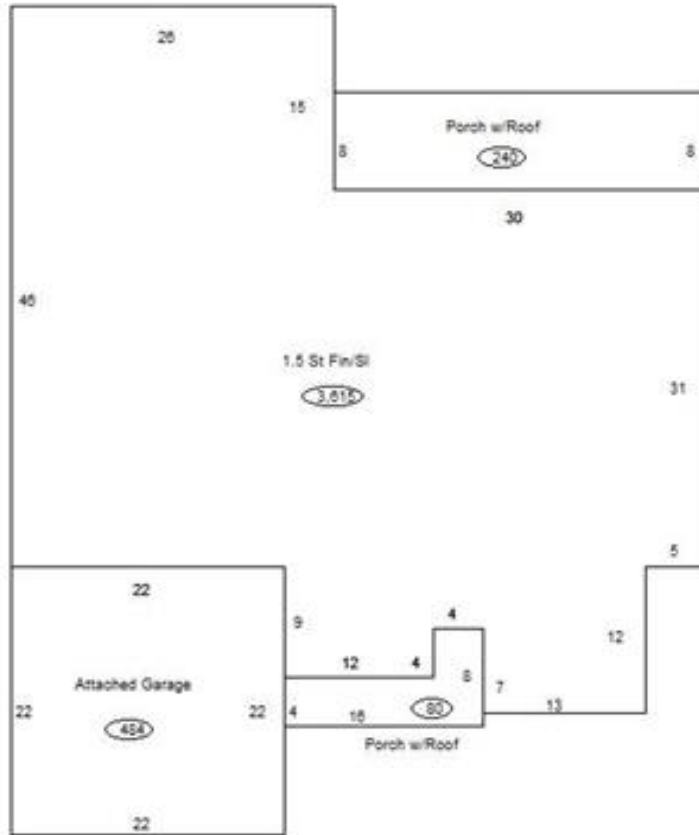
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Sketch Image

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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	2,410	1.500	3,615
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	240	1.000	240
4	M	PRCH		13	SLBC	80	1.000	80
Total Building Area						2,410		3,615



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG STG GOOD		0x0x0			252
	Qual 2	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (9.36 x 252)		2,359		2,359	118	2,241
	SG SWIM-GUNITE		0x0x0			1
	Qual 3	Cond 3	Year 2010	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)		30,000		30,000	1,500	28,500