



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:43:14
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Assessment Data					Primary Image																																																																																																																				
Account 660079190 Parcel ID 000000-00-0-00163-001-0017 Cadastral ID 18-21-15-03070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 294129 NODINE, SETH DAVID & NICOLE NODINE-CO TRUSTEES 10048 N GLEN ELLEN OWASSO OK 74055-0000 Parcel Location Situs 10048 N GLEN ELLEN Subdivision CLEAR BROOK Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30077378 -95.75425569 LOT 17 CLEAR BROOK																																																																																																																									
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1052	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	48,143.00 x 2.52 = 121,163	
Factor Value		
Adjustments	1.0000	
Lot Value	121,163	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Veneer, Stone
Base/Total Area	3,230 / 4,059
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,230
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	975 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

Cost Approach		Manual : 01/2025	
Base Cost	115.70	Total Misc Impr	+ 25,187
Roofing Adj	+ 5.49	Garage Cost	+ 63,668
Subfloor Adj	+ -5.17	Total RCN	= 678,790
Heat/Cool Adj	+ 20.10	Depreciation (12%)	- 81,455
Plumbing Adj	+ 9.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 597,335
Adj Base Cost	= 145.34	Lot Value	+ 121,163
Total Area	x 4,059	Indicated Value	= 718,498
Adjusted Cost	= 589,935	Value Per SqFt	177.01

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	705,825	173.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	779,080		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	597,335		
Lot Value	121,163		
Indicated Value	718,498	177.01	Per SqFt
Agland Value			
Site Improvements	14,400		
Total Value	732,898	180.56	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	8,928.49		8,928
PRCH	SLAB PORCH - COVERED	95066	18x12		216	44.63		9,640
PRCH	SLAB PORCH - COVERED	95067	7x7		49	45.80		2,244
PRCH	SLAB PORCH - COVERED	95068	16x6		96	45.57		4,375



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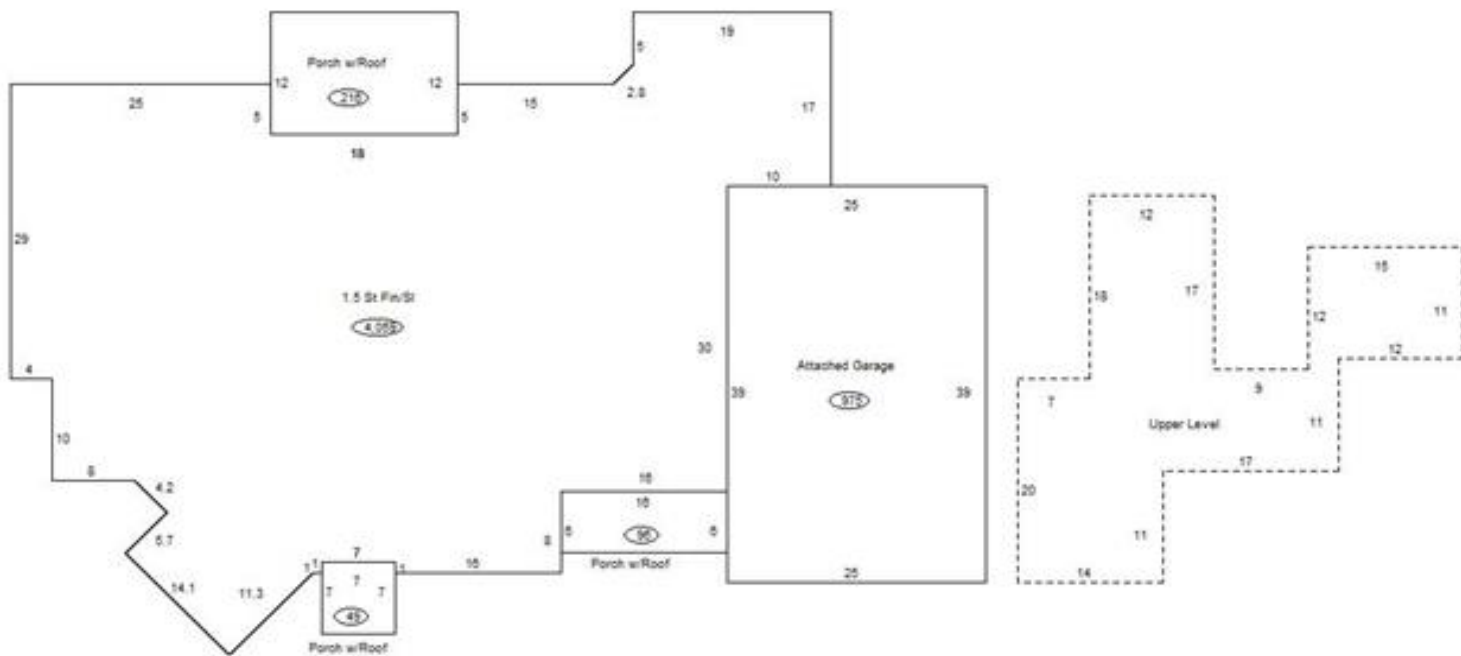
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Sketch Image

660079190



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/SI	3,230	1.257	4,059
2	U	^UL	Overhang	13	Upper Level	829	1.000	829
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	49	1.000	49
5	M	PRCH		13	SLBC	96	1.000	96
6	G	1		13	Attached Garage	975	1.000	975
Total Building Area						3,230		4,059



Rogers

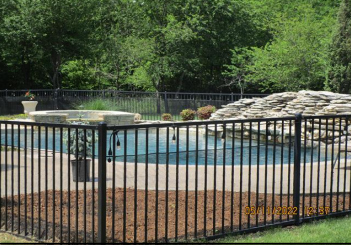
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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2012	Eff Age 11	
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	15,600	14,400