



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:26:09
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Assessment Data					Primary Image																																																																																																																				
Account 660091645 Parcel ID 000000-00-0-00449-012-0001 Cadastral ID 10-21-14-03590 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 341328 MONTGOMERY, KYNDAL R & HUNTER STARLING 10701 N 153RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10701 N 153RD E AVE Subdivision LAKE VALLEY III Lot/Block 0001 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2018-04-05 04-05-2018\04-05-2018 13 4/5/2018</p>																																																																																																																				
Legal Description Lot/Long: 36.30857320 -95.80679061 LOT 1 BLOCK 12 LAKE VALLEY III.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1		Primary Image				
Lot Size				<p>\\tsclient\C\TOMS PC PICS\2018-04-05 04-05-2018\04-05-2018 13 4/5/2018</p>				
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.1743							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	7,591.00 x 5.30 = 40,232							
Factor Value								
Adjustments	1.1411							
Lot Value	45,909							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture								
Style	100% One Story							
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood							
Base/Total Area	1,522 / 1,522							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,522							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	400 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	2011 / 11							
Cost Approach		Manual : 01/2025						
Base Cost	105.55	Total Misc Impr	+	2,087				
Roofing Adj	+ 4.95	Garage Cost	+	13,584				
Subfloor Adj	+ -2.31	Total RCN	=	215,083				
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	23,659				
Plumbing Adj	+ 10.19	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	191,424				
Adj Base Cost	= 131.02	Lot Value	+	45,909				
Total Area	x 1,522	Indicated Value	=	237,333				
Adjusted Cost	= 199,412	Value Per SqFt		155.93				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	191,424							
Lot Value	45,909							
Indicated Value	237,333	155.93	Per SqFt					
Agland Value								
Site Improvements								
Total Value	237,333	155.93	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111471	11x6		66	26.72		1,764
PRCH	SLAB PORCH - COVERED	111473	6x2		12	26.89		323



Rogers

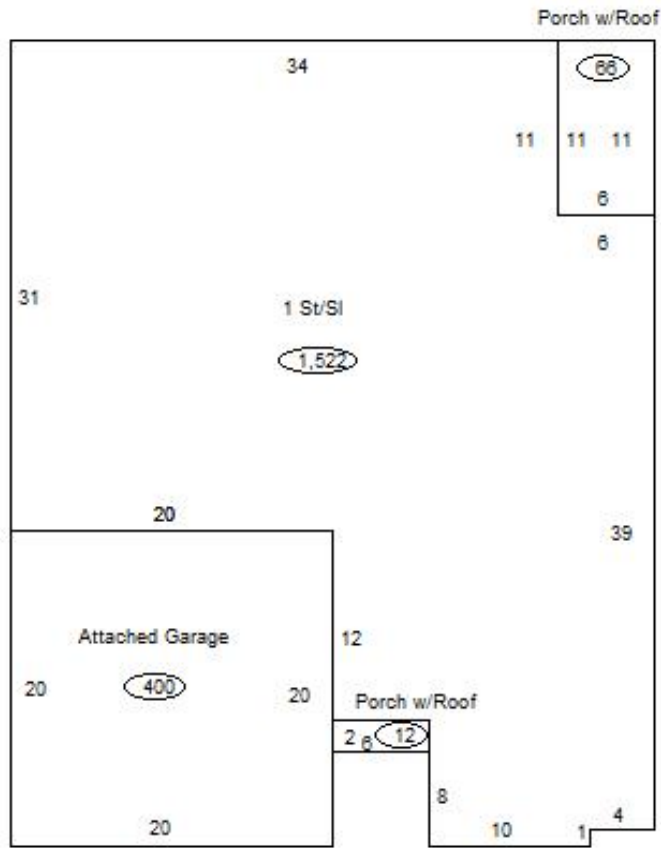
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Sketch Image

660091645



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,522	1.000	1,522
2	M	PRCH		13	SLBC	66	1.000	66
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,522		1,522