



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:28:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660091663 Parcel ID 000000-00-0-00449-012-0019 Cadastral ID 10-21-14-03770 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 320840 DROSOS, AMANDA E & COLTON F WHITE 10724 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10724 N 154TH E AVE Subdivision LAKE VALLEY III Lot/Block 0019 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30909255 -95.80547815																																																																																																																									
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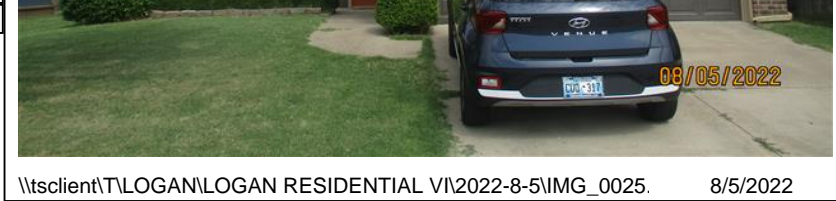
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1616	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,040.00 x 5.30 = 37,312	
Factor Value		
Adjustments	1.0000	
Lot Value	37,312	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,431 / 1,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,431
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11



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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	185,945	129.94	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	200,820 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.72	Total Misc Impr	+	5,237	
Roofing Adj	+ 4.47	Garage Cost	+	11,256	
Subfloor Adj	+ -1.20	Total RCN	=	201,521	
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	24,183	
Plumbing Adj	+ 9.84	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	177,338	
Adj Base Cost	= 129.30	Lot Value	+	37,312	
Total Area	x 1,431	Indicated Value	=	214,650	
Adjusted Cost	= 185,028	Value Per SqFt		150.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,338		
Lot Value	37,312		
Indicated Value	214,650	150.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	214,650	150.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111547		119	119	23.88		2,842
PRCH	SLAB PORCH - COVERED	111548	10x10		100	23.95		2,395



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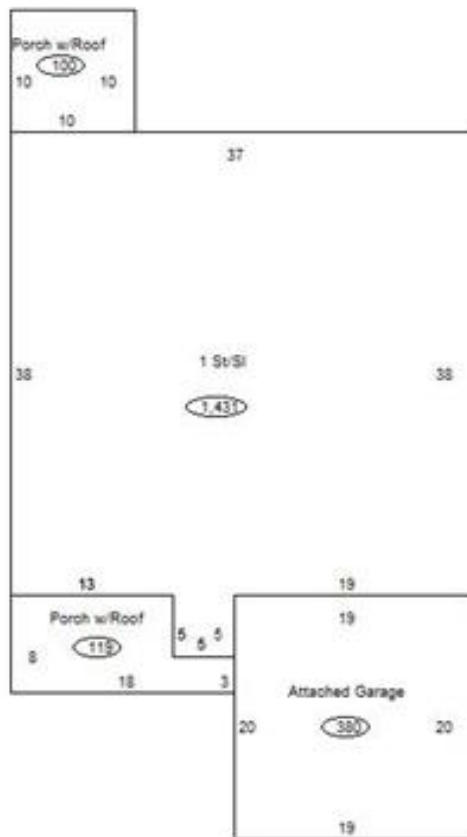
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Sketch Image

660091663



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,431	1.000	1,431
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						1,431		1,431