



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:14:41  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660091683 <b>Parcel ID</b> 000000-00-0-00449-013-0015 <b>Cadastral ID</b> 10-21-14-04020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 335307 BOHR, MADELINE & HUNTER HARALSON  10740 N 153RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10740 N 153RD E AVE <b>Subdivision</b> LAKE VALLEY III <b>Lot/Block</b> 0015 / 0013 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-8\IMG_0055. 8/8/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30994080 -95.80594988 LOT 15 BLOCK 13 LAKE VALLEY III.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1421	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,189.00 x 5.30 = 32,802	
Factor Value		
Adjustments	1.0000	
Lot Value	32,802	

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	2012 / 11

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	213,680	140.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	225,690		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.55	Total Misc Impr	+	2,845			
Roofing Adj	+ 4.95	Garage Cost	+	13,584			
Subfloor Adj	+ -2.31	Total RCN	=	215,841			
Heat/Cool Adj	+ 12.64	Depreciation ( 11%)	-	23,743			
Plumbing Adj	+ 10.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	192,098			
Adj Base Cost	= 131.02	Lot Value	+	32,802			
Total Area	x 1,522	Indicated Value	=	224,900			
Adjusted Cost	= 199,412	Value Per SqFt		147.77			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,098		
Lot Value	32,802		
Indicated Value	224,900	147.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	224,900	147.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115265	11x6		66	26.72		1,764
PRCH	SLAB PORCH - COVERED	115266	6x2		12	26.89		323
PATO	SLAB PORCH - OPEN	115267	11x6		66	11.48		758

