



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:30:44
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Assessment Data					Primary Image																																																																																																																				
Account 660091687 Parcel ID 000000-00-0-00449-013-0019 Cadastral ID 10-21-14-04060 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 347514 PEERY, MASON S 10724 N 153RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10724 N 153RD E AVE Subdivision LAKE VALLEY III Lot/Block 0019 / 0013 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/08/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-8\IMG_0051. 8/8/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30950179 -95.80643725 LOT 19 BLOCK 13 LAKE VALLEY III.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1412		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,151.00 x 5.30 = 32,600		
Factor Value			
Adjustments	2.5368		
Lot Value	82,700		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,276 / 1,276
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,276
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	474 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	183,201	143.57	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	211,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.50	Total Misc Impr	+ 5,819				
Roofing Adj	+ 4.67	Garage Cost	+ 13,168				
Subfloor Adj	+ -1.21	Total RCN	= 182,915				
Heat/Cool Adj	+ 11.47	Depreciation (14%)	- 25,608				
Plumbing Adj	+ 11.04	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 157,307				
Adj Base Cost	= 128.47	Lot Value	+ 82,700				
Total Area	x 1,276	Indicated Value	= 240,007				
Adjusted Cost	= 163,928	Value Per SqFt	188.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,307		
Lot Value	82,700		
Indicated Value	240,007	188.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,007	188.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111638	144		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	111639	10x10		100	23.95		2,395



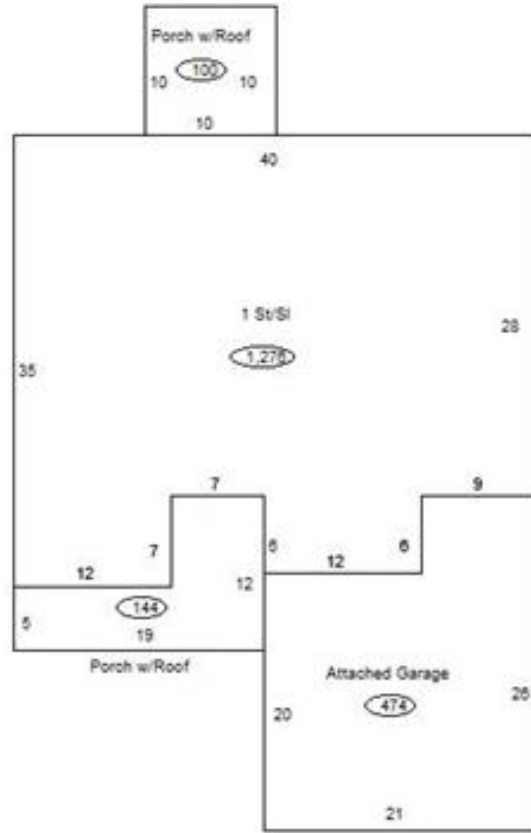
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Sketch Image

660091687



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,276	1.000	1,276
2	G	1		13	Attached Garage	474	1.000	474
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						1,276		1,276