



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:21:49
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Assessment Data					Primary Image																																																																																																																				
Account 660092857 Parcel ID 000000-00-0-00454-004-0019 Cadastral ID 10-21-14-04640 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 328477 PHAM, NATALIE & TONY 15000 E 110TH PL N OWASSO OK 74055-0000 Parcel Location Situs 15000 E 110TH PL N Subdivision LAKE VALLEY IV Lot/Block 0019 / 0004 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: 36.31419445 -95.80590450 LOT 19 BLOCK 4 LAKE VALLEY IV																																																																																																																									
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.174	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,579.00 x 5.30 = 40,169	
Factor Value		
Adjustments	1.0000	
Lot Value	40,169	

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	610 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	232,448	152.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	249,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.55	Total Misc Impr	+	2,087			
Roofing Adj	+ 4.95	Garage Cost	+	18,593			
Subfloor Adj	+ -2.31	Total RCN	=	220,092			
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	24,210			
Plumbing Adj	+ 10.19	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	195,882			
Adj Base Cost	= 131.02	Lot Value	+	40,169			
Total Area	x 1,522	Indicated Value	=	236,051			
Adjusted Cost	= 199,412	Value Per SqFt		155.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,882		
Lot Value	40,169		
Indicated Value	236,051	155.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,051	155.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115256	11x6		66	26.72		1,764
PRCH	SLAB PORCH - COVERED	115257	6x2		12	26.89		323



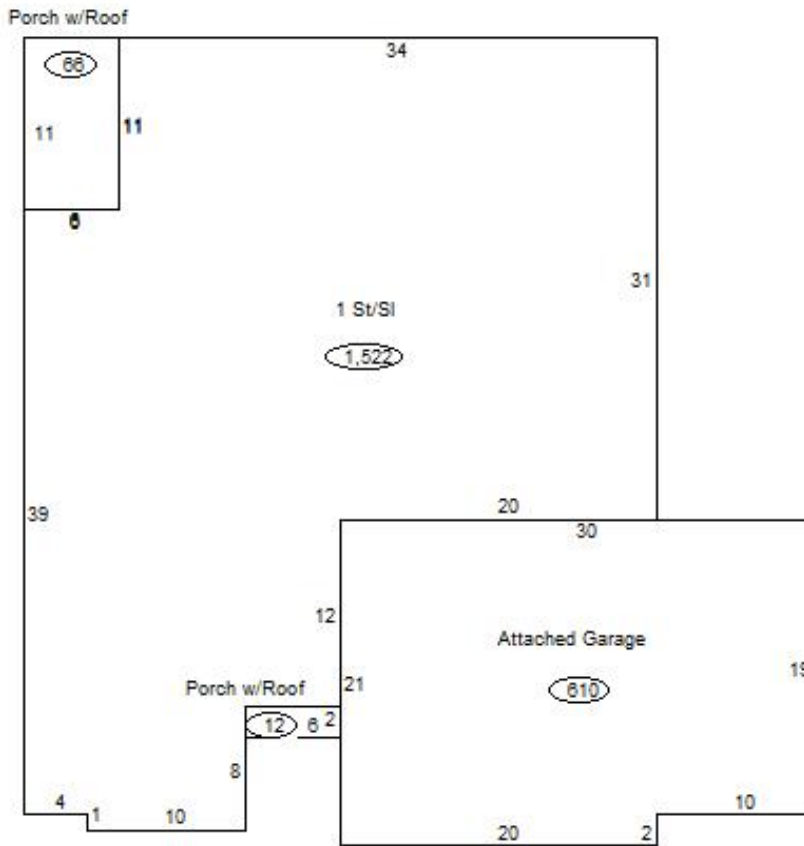
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Sketch Image

660092857



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	G	1		13	Attached Garage	610	1.000	610
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,522		1,522