



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:01:30
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Assessment Data					Primary Image																																																																																																																				
Account 660092897 Parcel ID 000000-00-0-00454-006-0016 Cadastral ID 10-21-14-05040 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 331714 CRABB, JUSTIN 15201 E 109TH PL OWASSO OK 74055-0000 Parcel Location Situs 15201 E 109TH PL N Subdivision LAKE VALLEY IV Lot/Block 0016 / 0006 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: 36.31309782 -95.80482883																																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1601		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,975.00 x 5.30 = 36,968		
Factor Value			
Adjustments	1.0000		
Lot Value	36,968		



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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	1,820 / 1,820
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,820
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	241,433	132.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	247,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.80	Total Misc Impr	+	3,830			
Roofing Adj	+ 4.69	Garage Cost	+	15,527			
Subfloor Adj	+ -2.43	Total RCN	=	250,315			
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	27,535			
Plumbing Adj	+ 12.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	222,780			
Adj Base Cost	= 126.90	Lot Value	+	36,968			
Total Area	x 1,820	Indicated Value	=	259,748			
Adjusted Cost	= 230,958	Value Per SqFt		142.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,780		
Lot Value	36,968		
Indicated Value	259,748	142.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	259,748	142.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112174	6x4		24	26.85		644
PRCH	SLAB PORCH - COVERED	112175	15x8		120	26.55		3,186



Rogers

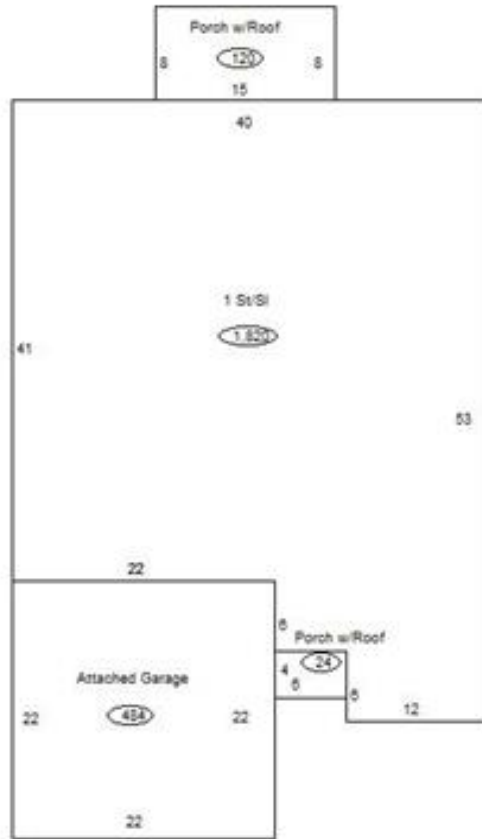
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Sketch Image

660092897



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,820	1.000	1,820
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,820		1,820