



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:03:07
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660092899 Parcel ID 000000-00-0-00454-006-0018 Cadastral ID 10-21-14-05060 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 331494 GRAHAM, KIMIKO GAIL & DALTON EDWARD 15109 E 109TH PL N OWASSO OK 74055-0000 Parcel Location Situs 15109 E 109TH PL N Subdivision LAKE VALLEY IV Lot/Block 0018 / 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: 36.31303804 -95.80518521																																																																																																																									
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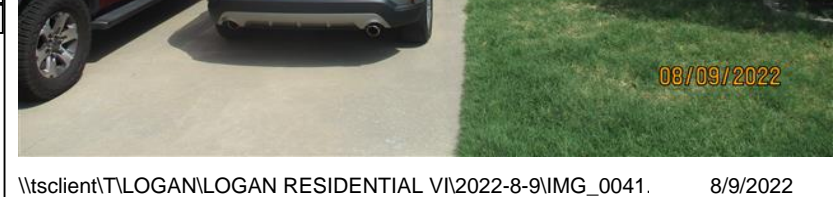
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Date 04/18/2026
Time 07:03:08
Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1725	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,514.00 x 5.30 = 39,824	
Factor Value		
Adjustments	1.0000	
Lot Value	39,824	

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	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,680
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	223,620	133.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	241,100 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,387		
Lot Value	39,824		
Indicated Value	247,211	147.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	247,211	147.15	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.74	Total Misc Impr	+	4,109	
Roofing Adj	+ 4.87	Garage Cost	+	13,584	
Subfloor Adj	+ -2.31	Total RCN	=	233,019	
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	25,632	
Plumbing Adj	+ 9.23	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	207,387	
Adj Base Cost	= 128.17	Lot Value	+	39,824	
Total Area	x 1,680	Indicated Value	=	247,211	
Adjusted Cost	= 215,326	Value Per SqFt		147.15	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112181	12x6		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	112183	82		82	26.67		2,187



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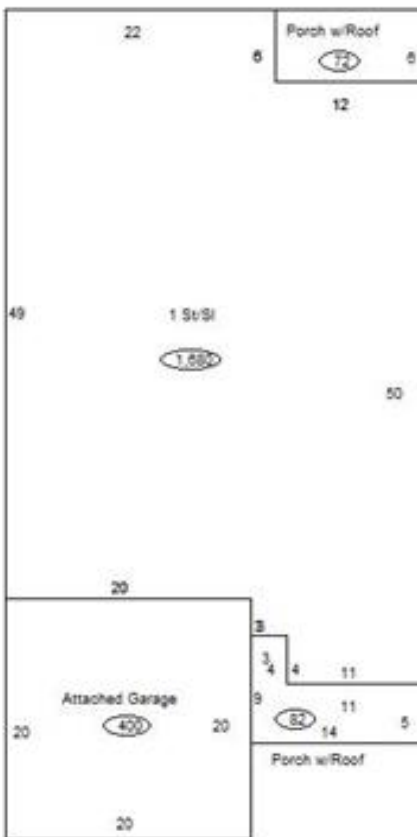
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Time 07:03:08

Page 3

Sketch Image

660092899



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,680	1.000	1,680
2	M	PRCH		13	SLBC	72	1.000	72
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	82	1.000	82
Total Building Area						1,680		1,680