



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:20:33  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660092907 <b>Parcel ID</b> 000000-00-0-00454-007-0006 <b>Cadastral ID</b> 10-21-14-05140 <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> 306299 EATON, ERIC JACOB &  SARA R 10921 N 151ST E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 10921 N 151ST E AVE <b>Subdivision</b> LAKE VALLEY IV <b>Lot/Block</b> 0006 / 0007 <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																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31238285 -95.80540806					<b>Building Permits</b>																																																																																																																				
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Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1475	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	6,427.00 x 5.30 = 34,063	
Factor Value		
Adjustments	1.0000	
Lot Value	34,063	

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	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 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	
Adjusted 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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	215,206		
Lot Value	34,063		
Indicated Value	249,269	136.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	249,269	136.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.80	Total Misc Impr	+	1,999			
Roofing Adj	+ 4.69	Garage Cost	+	15,527			
Subfloor Adj	+ -2.43	Total RCN	=	241,805			
Heat/Cool Adj	+ 12.64	Depreciation ( 11%)	-	26,599			
Plumbing Adj	+ 8.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	215,206			
Adj Base Cost	= 123.23	Lot Value	+	34,063			
Total Area	x 1,820	Indicated Value	=	249,269			
Adjusted Cost	= 224,279	Value Per SqFt		136.96			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112202	6x4		24	26.85		644
PATO	SLAB PORCH - OPEN	112203	15x8		120	11.29		1,355



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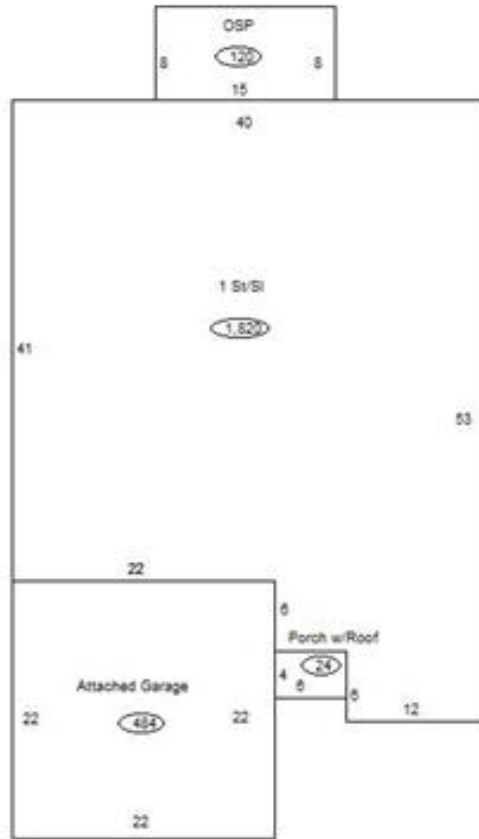
Date 04/18/2026

Time 07:20:34

Page 3

### Sketch Image

660092907



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	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	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,820</b>		<b>1,820</b>