



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:08:43  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660092941 <b>Parcel ID</b> 000000-00-0-00454-009-0006 <b>Cadastral ID</b> 10-21-14-05480 <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> 293363 LEGACY SALES & LEASING LLC  12150 E 96TH ST N STE 200 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 10909 N 154TH E AVE <b>Subdivision</b> LAKE VALLEY IV <b>Lot/Block</b> 0006 / 0009 <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: 36.31258989 -95.80364924																																																																																																																									
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1354	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	5,900.00 x 5.30 = 31,270	
Factor Value		
Adjustments	1.0000	
Lot Value	31,270	

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	1,785 / 1,785
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,785
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 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	211,236	118.34	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	219,210 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.50	Total Misc Impr	+ 3,952				
Roofing Adj	+ 4.37	Garage Cost	+ 12,100				
Subfloor Adj	+ -1.15	Total RCN	= 226,825				
Heat/Cool Adj	+ 11.47	Depreciation ( 12%)	- 27,219				
Plumbing Adj	+ 7.89	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 199,606				
Adj Base Cost	= 118.08	Lot Value	+ 31,270				
Total Area	x 1,785	Indicated Value	= 230,876				
Adjusted Cost	= 210,773	Value Per SqFt	129.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,606		
Lot Value	31,270		
Indicated Value	230,876	129.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	230,876	129.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112319	10x7		70	24.05		1,684
PRCH	SLAB PORCH - COVERED	112320	10x5		50	24.11		1,206
PRCH	SLAB PORCH - COVERED	112321	11x4		44	24.13		1,062

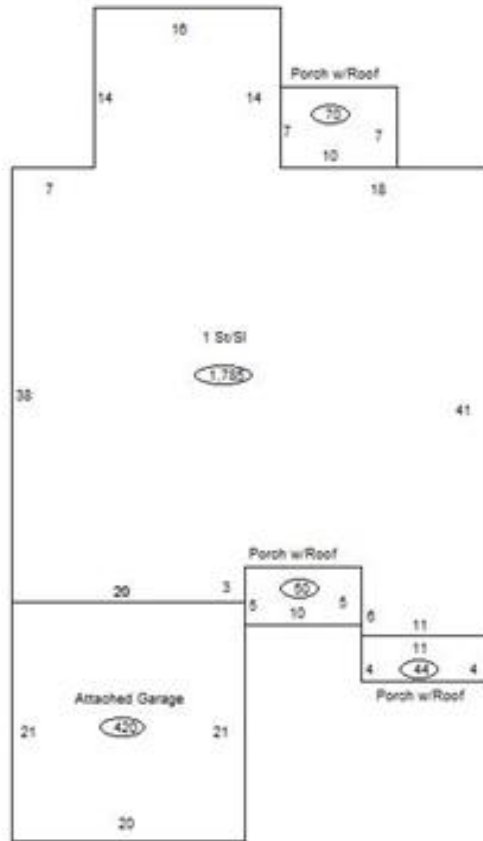


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Sketch Image

660092941



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,785	1.000	1,785
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	50	1.000	50
5	M	PRCH		13	SLBC	44	1.000	44
<b>Total Building Area</b>						1,785		1,785