



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:03:02
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660092944 Parcel ID 000000-00-0-00454-009-0009 Cadastral ID 10-21-14-05510 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 333432 RH3 PROPERTIES LLC PO BOX 580494 TULSA OK 74158-0000 Parcel Location Situs 10865 N 154TH E AVE Subdivision LAKE VALLEY IV Lot/Block 0009 / 0009 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: 36.31213907 -95.80356809 LOT 9 BLOCK 9 LAKE VALLEY IV																																																																																																																									
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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	0.1328	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	5,784.00 x 5.30 = 30,655	
Factor Value		
Adjustments	1.0000	
Lot Value	30,655	

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	1,431 / 1,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,431
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	203,502	142.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	215,650 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,949		
Lot Value	30,655		
Indicated Value	221,604	154.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,604	154.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.10	Total Misc Impr	+	5,821	
Roofing Adj	+ 4.93	Garage Cost	+	13,068	
Subfloor Adj	+ -2.39	Total RCN	=	214,550	
Heat/Cool Adj	+ 12.64	Depreciation (11%)	-	23,601	
Plumbing Adj	+ 16.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	190,949	
Adj Base Cost	= 136.73	Lot Value	+	30,655	
Total Area	x 1,431	Indicated Value	=	221,604	
Adjusted Cost	= 195,661	Value Per SqFt		154.86	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	112333		119	119	26.55		3,159
PRCH	SLAB PORCH - COVERED	112334	10x10		100	26.62		2,662



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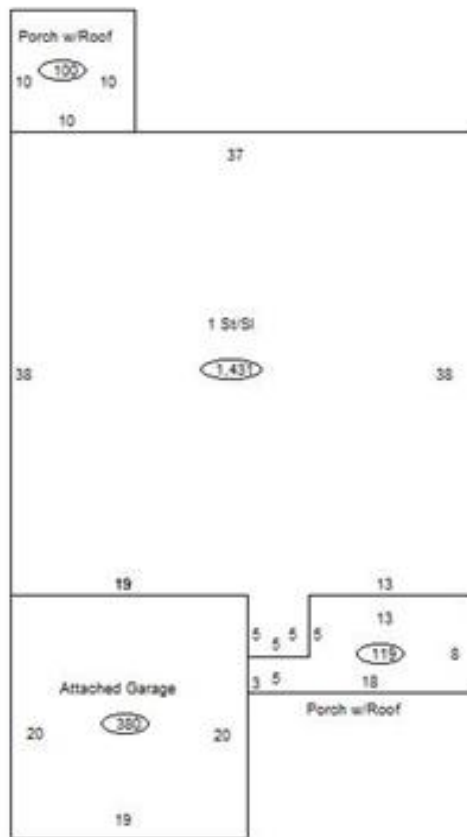
Date 04/18/2026

Time 07:03:02

Page 3

Sketch Image

660092944



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,431	1.000	1,431
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						1,431		1,431