



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:24:50
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Assessment Data					Primary Image																																																																																																																				
Account 660094590 Parcel ID 000000-00-0-00455-001-0003 Cadastral ID 10-21-14-05620 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 338910 EMERALD BRIDGE HOMES LLC 41 LAKESIDE DR SALINA OK 74365-0000 Parcel Location Situs 10929 N 154TH E AVE Subdivision LAKE VALLEY IV EXT Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31323332 -95.80345863 LAKE VALLEY IV EXT BLOCK 1 LOT 3																																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1366		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	5,951.00 x 5.30 = 31,540		
Factor Value			
Adjustments	1.0000		
Lot Value	31,540		



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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	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	195,006 128.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	205,950 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	176,262
Lot Value	31,540
Indicated Value	207,802 136.53 Per SqFt
Agland Value	
Site Improvements	
Total Value	207,802 136.53 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.62	Total Misc Impr	+ 1,879
Roofing Adj	+ 4.49	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 200,298
Heat/Cool Adj	+ 11.47	Depreciation (12%)	- 24,036
Plumbing Adj	+ 9.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 176,262
Adj Base Cost	= 122.68	Lot Value	+ 31,540
Total Area	x 1,522	Indicated Value	= 207,802
Adjusted Cost	= 186,719	Value Per SqFt	136.53

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116666	11x6		66	24.06		1,588
PRCH	SLAB PORCH - COVERED	116668	6x2		12	24.23		291



Rogers

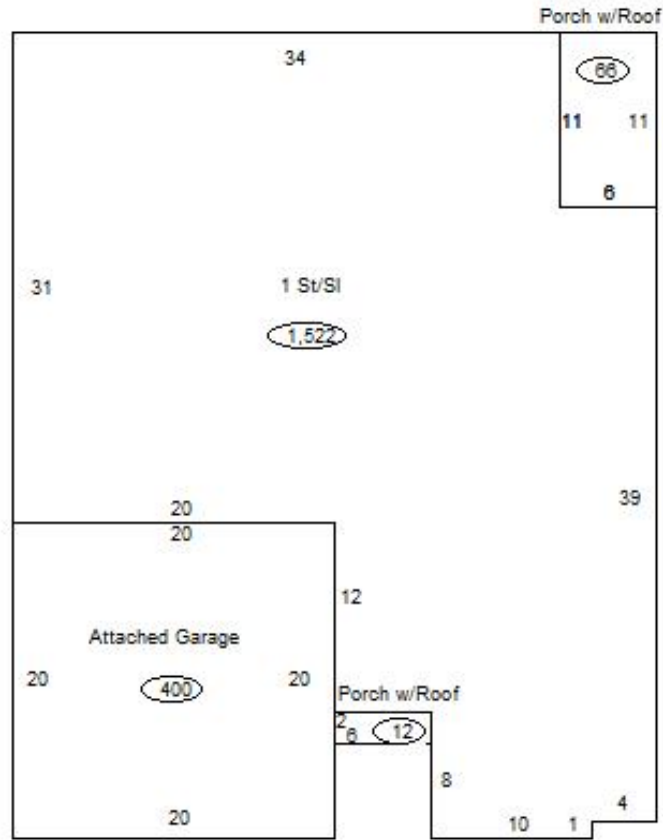
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Sketch Image

660094590



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,522	1.000	1,522
2	M	PRCH		13	SLBC	66	1.000	66
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,522		1,522