



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:35:42  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095813 <b>Parcel ID</b> 000000-00-0-00457-001-0004 <b>Cadastral ID</b> 10-21-14-05680 <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> 312941 FERNANDEZ, EMILIO G & AMANDA I  11106 N 145TH E PL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11106 N 145TH E PL <b>Subdivision</b> LAKE VALLEY V PHASE I <b>Lot/Block</b> 0004 / 0001 <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> Lat/Long: 36.31543444 -95.81161646 LAKE VALLEY V - PHASE 1 BLOCK 1 LOT 4																																																																																																																	
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1499		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,530.00 x 5.30 = 34,609		
Factor Value			
Adjustments	1.0000		
Lot Value	34,609		



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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	100% Veneer, Masonry
Base/Total Area	1,626 / 1,626
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,626
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	204,961 126.05 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	211,140 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	202,246
Lot Value	34,609
Indicated Value	236,855 145.67 Per SqFt
Agland Value	
Site Improvements	
Total Value	236,855 145.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.16	Total Misc Impr	+ 3,931
Roofing Adj	+ 4.45	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 224,718
Heat/Cool Adj	+ 11.47	Depreciation ( 10%)	- 22,472
Plumbing Adj	+ 8.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 202,246
Adj Base Cost	= 128.59	Lot Value	+ 34,609
Total Area	x 1,626	Indicated Value	= 236,855
Adjusted Cost	= 209,087	Value Per SqFt	145.67

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120033	14x8		112	23.91		2,678
PRCH	SLAB PORCH - COVERED	120035	52		52	24.10		1,253



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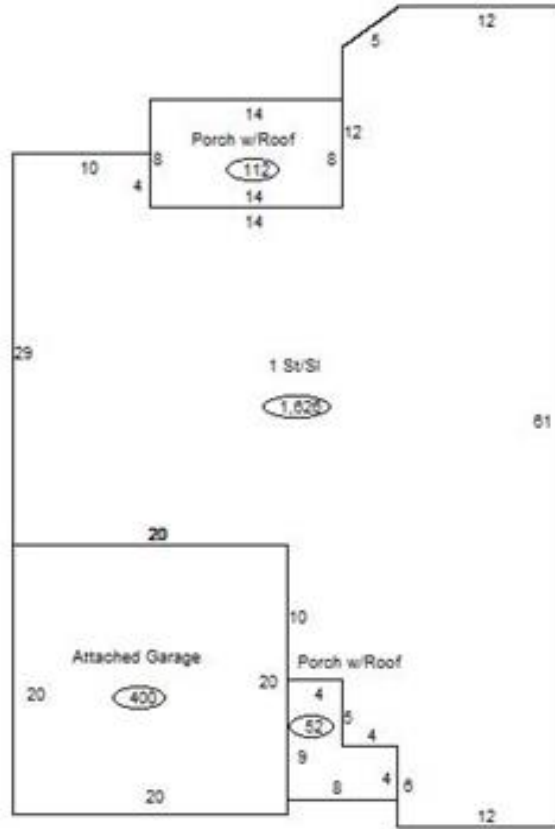
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Sketch Image

660095813



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,626	1.000	1,626
2	M	PRCH		13	SLBC	112	1.000	112
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	52	1.000	52
<b>Total Building Area</b>						1,626		1,626