



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:35:44
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095814 Parcel ID 000000-00-0-00457-001-0005 Cadastral ID 10-21-14-05690 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 313902 BAILEY, COURTNEY N 11104 N 145TH E PL OWASSO OK 74055-0000 Parcel Location Situs 11104 N 145TH E PL Subdivision LAKE VALLEY V PHASE I Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																	
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Time 08:35:44
Page 2

Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1443		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,287.00 x 5.30 = 33,321		
Factor Value			
Adjustments	1.0000		
Lot Value	33,321		



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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

Cost Approach		Manual : 01/2025	
Base Cost	105.16	Total Misc Impr	+ 2,602
Roofing Adj	+ 4.45	Garage Cost	+ 11,700
Subfloor Adj	+ -1.15	Total RCN	= 223,389
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 22,339
Plumbing Adj	+ 8.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 201,050
Adj Base Cost	= 128.59	Lot Value	+ 33,321
Total Area	x 1,626	Indicated Value	= 234,371
Adjusted Cost	= 209,087	Value Per SqFt	144.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,050		
Lot Value	33,321		
Indicated Value	234,371	144.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,371	144.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120029	14x4		56	24.09		1,349
PRCH	SLAB PORCH - COVERED	120031	52		52	24.10		1,253



Rogers

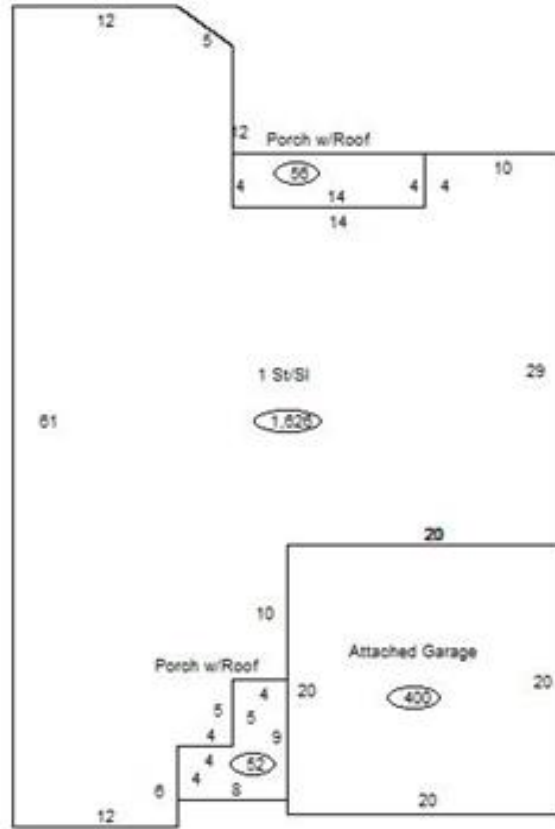
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Date 04/18/2026
 Time 08:35:44
 Page 3

Sketch Image

660095814



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	56	1.000	56
3	G	1		13	Attached Garage	400	1.000	400
4	M	PRCH		13	SLBC	52	1.000	52
Total Building Area						1,626		1,626