




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:36:28
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Assessment Data					Primary Image																																																																																																												
Account 660095838 Parcel ID 000000-00-0-00457-001-0029 Cadastral ID 10-21-14-05930 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 333291 DECKER PROPERTIES LLC 5496 W 170TH ST N SKIATOOK OK 74070-0000 Parcel Location Situs 11058 N 148TH E AVE Subdivision LAKE VALLEY V PHASE I Lot/Block 0029 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p style="text-align: right; color: orange;">07/12/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-13\IMG_0001 7/18/2022</p>																																																																																																												
Legal Description Lat/Long: 36.31492173 -95.80861349 LAKE VALLEY V - PHASE 1 BLOCK 1 LOT 29																																																																																																																	
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1898		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,266.00 x 5.30 = 43,810		
Factor Value			
Adjustments	1.0000		
Lot Value	43,810		



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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	1,548 / 1,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2013 / 10

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,567	126.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	205,570		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.22	Total Misc Impr	+ 8,310
Roofing Adj	+ 4.48	Garage Cost	+ 11,256
Subfloor Adj	+ -1.15	Total RCN	= 220,992
Heat/Cool Adj	+ 11.47	Depreciation (11%)	- 24,309
Plumbing Adj	+ 9.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,683
Adj Base Cost	= 130.12	Lot Value	+ 43,810
Total Area	x 1,548	Indicated Value	= 240,493
Adjusted Cost	= 201,426	Value Per SqFt	155.36

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,683		
Lot Value	43,810		
Indicated Value	240,493	155.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,493	155.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	118959	19x12		228	23.47		5,351
PRCH	SLAB PORCH - COVERED	118960	124		124	23.86		2,959



Rogers

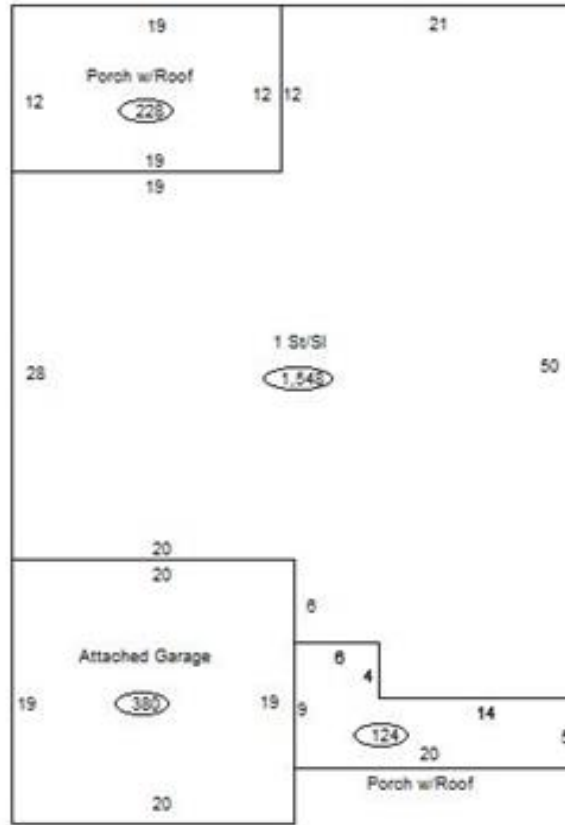
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Sketch Image

660095838



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,548	1.000	1,548
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PRCH		13	SLBC	124	1.000	124
Total Building Area						1,548		1,548