



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:37:41
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Assessment Data					Primary Image																																																																																																												
Account 660095877 Parcel ID 000000-00-0-00457-004-0017 Cadastral ID 10-21-14-06320 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 326806 MALON, CHRISTOPHER J 14613 E 111TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14613 E 111TH PL N Subdivision LAKE VALLEY V PHASE I Lot/Block 0017 / 0004 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: 36.31600563 -95.80944890 LAKE VALLEY V - PHASE 1 BLOCK 4 LOT 17																																																																																																																	
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1393		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,070.00 x 5.30 = 32,171		
Factor Value			
Adjustments	1.0000		
Lot Value	32,171		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-20\IMG_001' 7/20/2022

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	1,413 / 1,413
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,413
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	218,279	154.48 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	222,040	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	197,537		
Lot Value	32,171		
Indicated Value	229,708	162.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,708	162.57	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.81	Total Misc Impr	+	3,153
Roofing Adj	+ 5.06	Garage Cost	+	15,422
Subfloor Adj	+ -2.41	Total RCN	=	214,714
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	17,177
Plumbing Adj	+ 15.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	197,537
Adj Base Cost	= 138.81	Lot Value	+	32,171
Total Area	x 1,413	Indicated Value	=	229,708
Adjusted Cost	= 196,139	Value Per SqFt		162.57

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	123685	13x6		78	26.68		2,081
PRCH	SLAB PORCH - COVERED	123686	10x4		40	26.80		1,072



Rogers

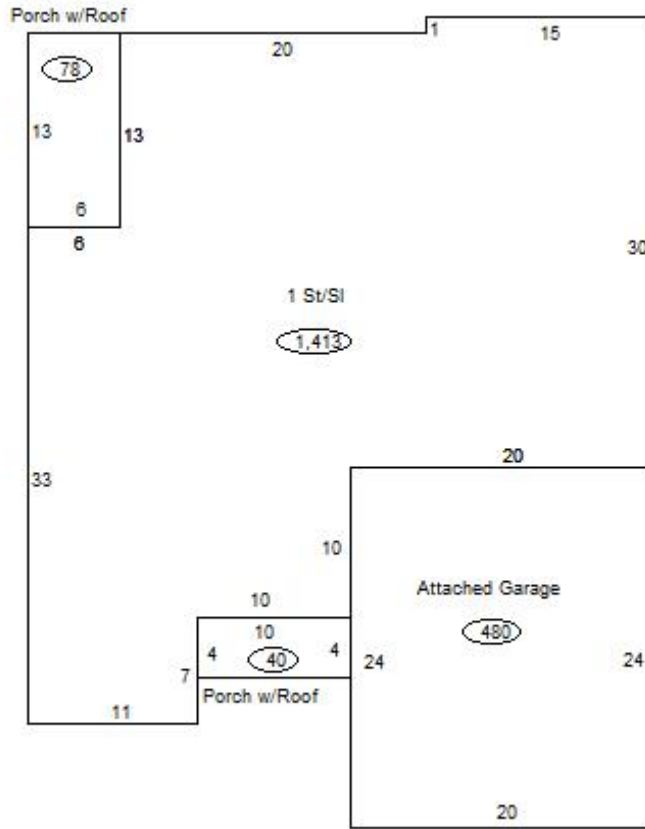
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Sketch Image

660095877



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,413	1.000	1,413
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						1,413		1,413