



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:37:42
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Assessment Data					Primary Image																																																																																																												
Account 660095878 Parcel ID 000000-00-0-00457-004-0018 Cadastral ID 10-21-14-06330 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 312799 BECKNELL, CRYSTAL 14611 E 111TH PL N OWASSO OK 74055-0000 Parcel Location Situs 14611 E 111TH PL N Subdivision LAKE VALLEY V PHASE I Lot/Block 0018 / 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: 36.31600740 -95.80963867 LAKE VALLEY V - PHASE 1 BLOCK 4 LOT 18																																																																																																																	
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1414		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,158.00 x 5.30 = 32,637		
Factor Value			
Adjustments	1.0000		
Lot Value	32,637		



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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	1,853 / 1,853
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,853
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	218,886	118.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	222,360 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.33	Total Misc Impr	+ 2,310
Roofing Adj	+ 4.34	Garage Cost	+ 11,700
Subfloor Adj	+ -1.14	Total RCN	= 244,894
Heat/Cool Adj	+ 11.47	Depreciation (10%)	- 24,489
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 220,405
Adj Base Cost	= 124.60	Lot Value	+ 32,637
Total Area	x 1,853	Indicated Value	= 253,042
Adjusted Cost	= 230,884	Value Per SqFt	136.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,405		
Lot Value	32,637		
Indicated Value	253,042	136.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	253,042	136.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120090	13x6		78	24.02		1,874
PRCH	SLAB PORCH - COVERED	120091	6x3		18	24.21		436

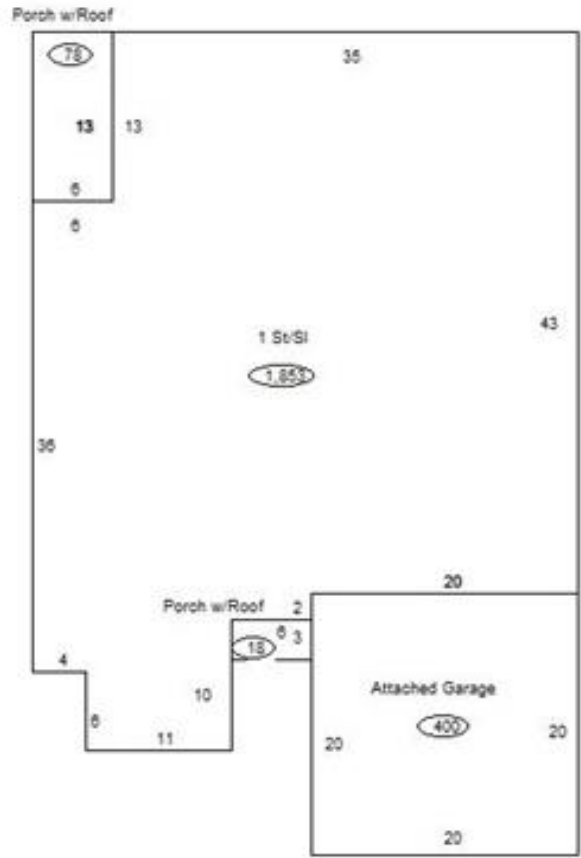


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Sketch Image

660095878



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,853	1.000	1,853
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PRCH		13	SLBC	18	1.000	18
Total Building Area						1,853		1,853