



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:37:59
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Assessment Data					Primary Image																																																																																																												
Account 660095887 Parcel ID 000000-00-0-00457-005-0005 Cadastral ID 10-21-14-06420 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 343261 DUNCAN, DAVE A & JANYCE K REVOCABLE TRUST 13108 E 106TH ST N OWASSO OK 74055-0000 Parcel Location Situs 11107 N 148TH E AVE Subdivision LAKE VALLEY V PHASE I Lot/Block 0005 / 0005 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: 36.31573690 -95.80820450 LAKE VALLEY V - PHASE 1 BLOCK 5 LOT 5																																																																																																																	
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1421		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,189.00 x 5.30 = 32,802		
Factor Value			
Adjustments	1.2984		
Lot Value	42,590		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-26\IMG_003 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	1,418 / 1,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,418
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	226,300	159.59	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	221,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.24	Total Misc Impr	+	6,692			
Roofing Adj	+ 5.06	Garage Cost	+	16,437			
Subfloor Adj	+ -2.41	Total RCN	=	212,389			
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	14,867			
Plumbing Adj	+ 10.94	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	197,522			
Adj Base Cost	= 133.47	Lot Value	+	42,590			
Total Area	x 1,418	Indicated Value	=	240,112			
Adjusted Cost	= 189,260	Value Per SqFt		169.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,522		
Lot Value	42,590		
Indicated Value	240,112	169.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,112	169.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134448	10x4		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	134449	214		214	26.26		5,620



Rogers

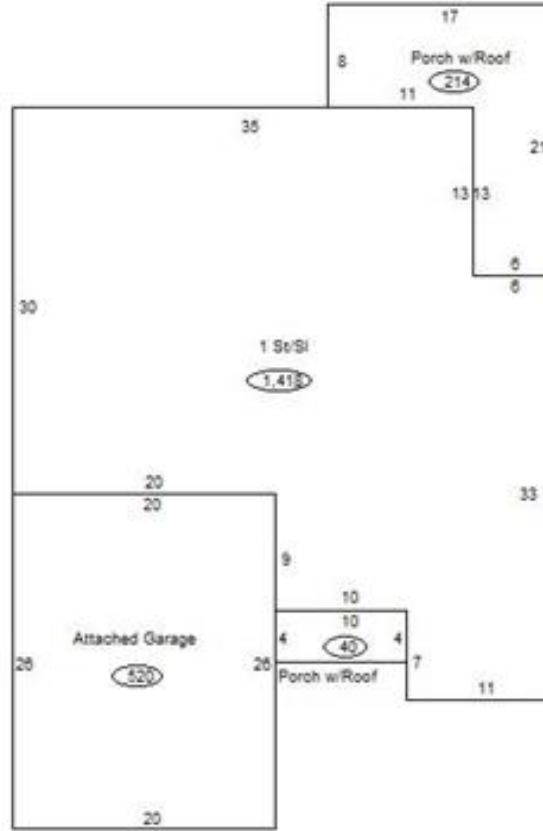
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Sketch Image

660095887



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,418	1.000	1,418
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	214	1.000	214
Total Building Area						1,418		1,418