



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:56:43
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Assessment Data					Primary Image																																																																																																				
Account 660097376 Parcel ID 000000-00-0-00458-004-0008 Cadastral ID 10-21-14-06640 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345771 GRUENWALD, JACOB & KRISEIDA ALYSSA TRAN 14616 E 111TH CT N OWASSO OK 74055-0000 Parcel Location Situs 14616 E 111TH CT N Subdivision LAKE VALLEY V PHASE II Lot/Block 0008 / 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 Lot/Long: 36.31639442 -95.80930574																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1436		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,255.00 x 5.30 = 33,152		
Factor Value			
Adjustments	1.5063		
Lot Value	49,938		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,522 / 1,522
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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	
Adjusted R	0.8445		
Indicated Value	219,154	143.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	227,070		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.07	Total Misc Impr	+ 2,087
Roofing Adj	+ 4.95	Garage Cost	+ 13,584
Subfloor Adj	+ -2.31	Total RCN	= 226,529
Heat/Cool Adj	+ 12.64	Depreciation (8%)	- 18,122
Plumbing Adj	+ 10.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 208,407
Adj Base Cost	= 138.54	Lot Value	+ 49,938
Total Area	x 1,522	Indicated Value	= 258,345
Adjusted Cost	= 210,858	Value Per SqFt	169.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,407		
Lot Value	49,938		
Indicated Value	258,345	169.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	258,345	169.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125949	6x2		12	26.89		323
PRCH	SLAB PORCH - COVERED	125950	66		66	26.72		1,764



Rogers

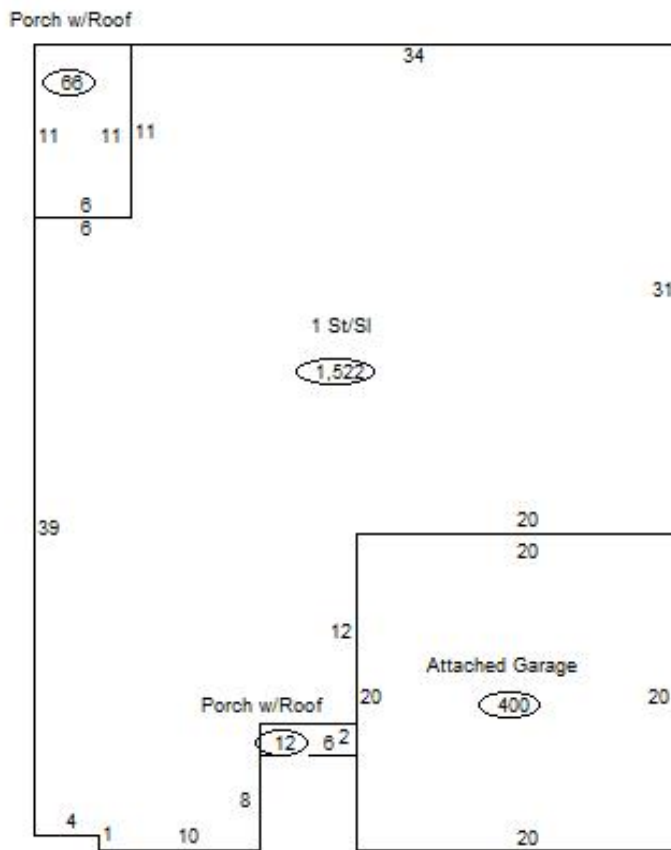
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Sketch Image

660097376



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,522	1.000	1,522
2	M	PRCH		13	SLBC	12	1.000	12
3	M	PRCH		13	SLBC	66	1.000	66
4	G	1		13	Attached Garage	400	1.000	400
Total Building Area						1,522		1,522