



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:05:25  
 Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098363 <b>Parcel ID</b> 21N14E-11-2-00638-001-0005 <b>Cadastral ID</b> 11-21-14-02480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 321953 SMITH, JOHNATHON L & JULIE A  11478 N 162ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11478 N 162ND E AVE <b>Subdivision</b> QUAILBROOK EST PHASE I <b>Lot/Block</b> 0005 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1042 - R-V03-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																	
<b>Legal Description</b> Lot/Long: 36.32075214 -95.79372660																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5792		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,229.00 x 4.21 = 106,242		
Factor Value			
Adjustments	1.0000		
Lot Value	106,242		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,168 / 2,168
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,168
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	674 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	319,784	147.50 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	3	
Indicated Value	410,920	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	298,799		
Lot Value	106,242		
Indicated Value	405,041	186.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	405,041	186.83	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.78	Total Misc Impr	+ 6,065
Roofing Adj	+ 5.28	Garage Cost	+ 25,322
Subfloor Adj	+ -3.40	Total RCN	= 324,782
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 25,983
Plumbing Adj	+ 8.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,799
Adj Base Cost	= 135.33	Lot Value	+ 106,242
Total Area	x 2,168	Indicated Value	= 405,041
Adjusted Cost	= 293,395	Value Per SqFt	186.83

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127569	132		132	29.08		3,839
PRCH	SLAB PORCH - COVERED	127570	76		76	29.29		2,226



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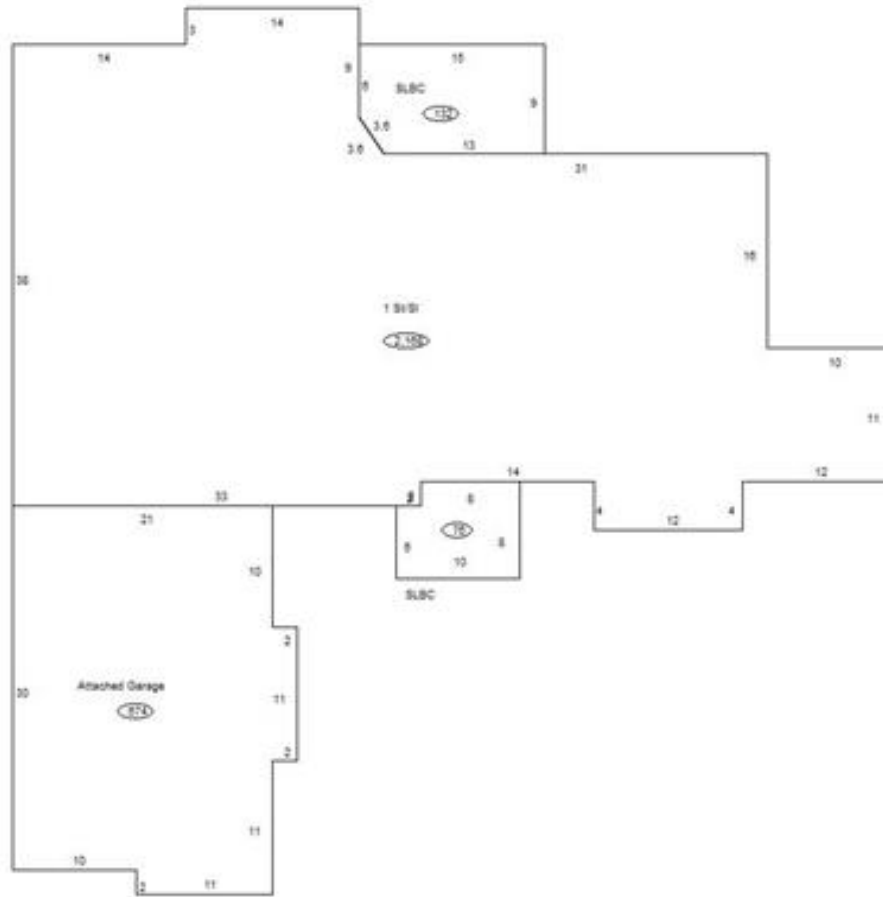
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### Sketch Image

660098363



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,168	1.000	2,168
2	G	1		10	Attached Garage	674	1.000	674
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PRCH		10	SLBC	76	1.000	76
<b>Total Building Area</b>						<b>2,168</b>		<b>2,168</b>