



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																																																													
Account 660098370 Parcel ID 21N14E-11-2-00638-001-0012 Cadastral ID 11-21-14-02550 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 341150 DIOMANDE, KOSSA & THUY D TRAN 16335 E 115TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16335 E 115TH ST N Subdivision QUAILBROOK EST PHASE I Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5851		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	25,488.00 x 4.21 =	107,333	
Factor Value			
Adjustments	1.0000		
Lot Value		107,333	



\\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	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,510 / 2,510
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,510
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	618 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	356,080	141.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	403,370		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.24	Total Misc Impr	+ 22,523
Roofing Adj	+ 5.16	Garage Cost	+ 29,442
Subfloor Adj	+ -3.38	Total RCN	= 386,799
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 15,472
Plumbing Adj	+ 8.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 371,327
Adj Base Cost	= 133.40	Lot Value	+ 107,333
Total Area	x 2,510	Indicated Value	= 478,660
Adjusted Cost	= 334,834	Value Per SqFt	190.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	371,327		
Lot Value	107,333		
Indicated Value	478,660	190.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	478,660	190.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151197	18x14		252	28.63		7,215
PATO	Slab Porch - Open	151198	18x2		36	12.93		465
PATO	Slab Porch - Open	151199	12x7		84	12.93		1,086
PRCH	Slab Porch - Covered	151200	256		256	28.62		7,327
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



Rogers

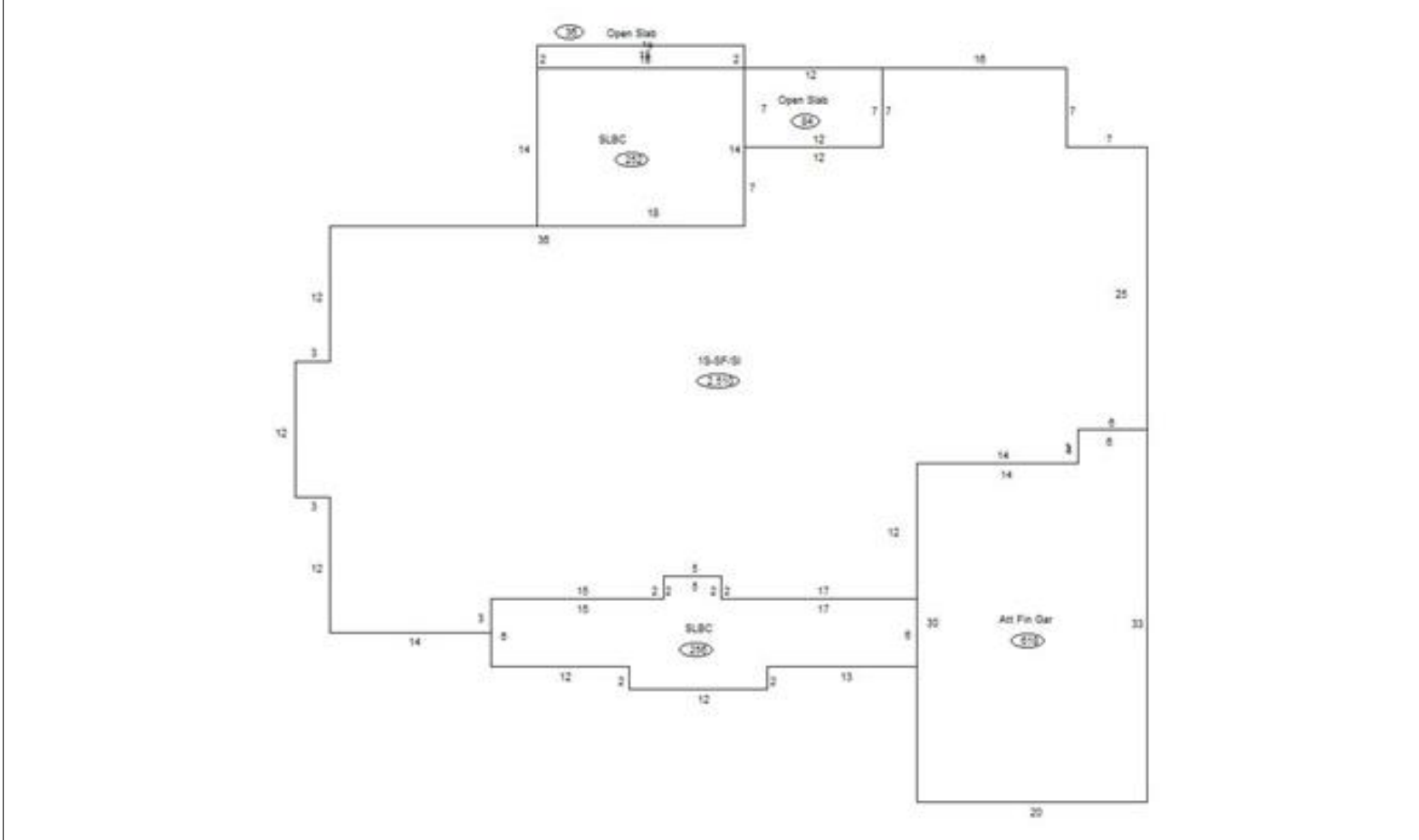
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Sketch Image

660098370



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	2,510	1.000	2,510
2	M	PRCH		10	SLBC	252	1.000	252
3	M	PATO		10	Open Slab	36	1.000	36
4	M	PATO		10	Open Slab	84	1.000	84
5	M	PRCH		10	SLBC	256	1.000	256
6	G	5		10	Att Fin Gar	618	1.000	618
Total Building Area						2,510		2,510