



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 660098372 Parcel ID 21N14E-11-2-00638-001-0014 Cadastral ID 11-21-14-02570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 335491 DAVIS, FREDRICK E & LINDSAY 16397 E 115TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16397 E 115TH ST N Subdivision QUAILBROOK EST PHASE I Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.32135855 -95.79003629																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5835		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,417.00 x 4.21 = 107,034		
Factor Value			
Adjustments	1.0000		
Lot Value	107,034		



\\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	5% Frame, Siding, Wood 95% Veneer, Masonry
Base/Total Area	2,093 / 2,093
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,093
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	559 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	
Adusted R	0.8445		
Indicated Value	314,994	150.50	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	111,23	Total Misc Impr	+ 13,536
Roofing Adj	+ 5.32	Garage Cost	+ 27,201
Subfloor Adj	+ -3.40	Total RCN	= 330,199
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 13,208
Plumbing Adj	+ 10.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 316,991
Adj Base Cost	= 138.30	Lot Value	+ 107,034
Total Area	x 2,093	Indicated Value	= 424,025
Adjusted Cost	= 289,462	Value Per SqFt	202.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,991		
Lot Value	107,034		
Indicated Value	424,025	202.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	424,025	202.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151320	7x6		42	29.40		1,235
PRCH	Slab Porch - Covered	151322	17x12		204	28.78		5,871
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



Rogers

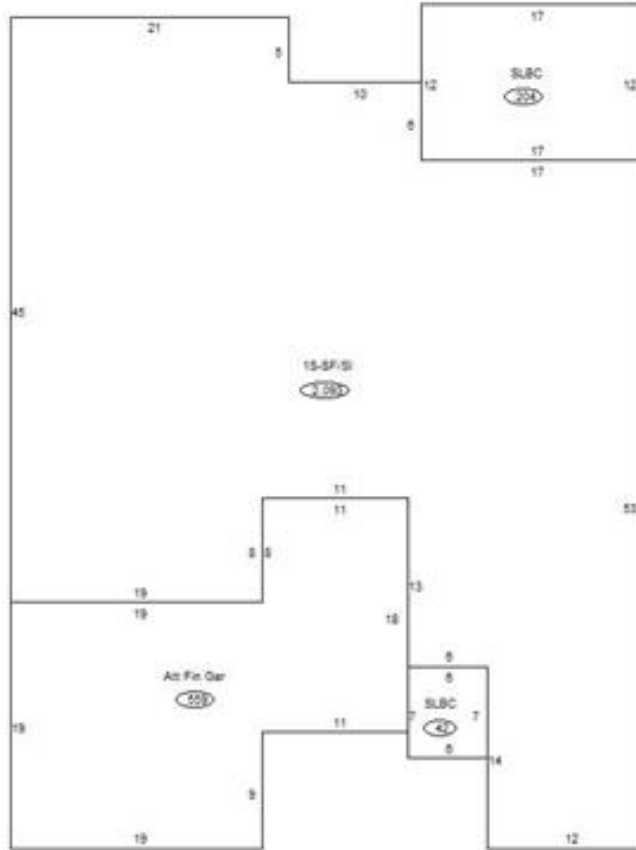
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Sketch Image

660098372



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,093	1.000	2,093
2	M	PRCH		10	SLBC	42	1.000	42
3	G	5		10	Att Fin Gar	559	1.000	559
4	M	PRCH		10	SLBC	204	1.000	204
Total Building Area						2,093		2,093