



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:05:47
 Page 1

Assessment Data					Primary Image																																																																																												
Account 660098375 Parcel ID 21N14E-11-2-00638-001-0017 Cadastral ID 11-21-14-02600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337579 PIDGEON, LEO L JR & BRENDA K 16555 E 115TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16555 E 115TH ST N Subdivision QUAILBROOK EST PHASE I Lot/Block 0017 / 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 Lot/Long: 36.32135641 -95.78872733										\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/6/2022																																																																																							
Legal Description LOT 17 BLOCK 1 QUAILBROOK EST PHASE I					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21</td> <td>R23- 911 ADDRESS</td> <td>04/2021</td> <td>04/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- 911 ADDRESS	04/2021	04/2022																																																																															
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5764		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	25,109.00 x 4.21 = 105,737		
Factor Value			
Adjustments	1.0000		
Lot Value	105,737		



\\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 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,517 / 2,517
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,517
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	778 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	343,139	136.33	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	102.80	Total Misc Impr	+ 5,055
Roofing Adj	+ 4.50	Garage Cost	+ 29,051
Subfloor Adj	+ -2.16	Total RCN	= 348,756
Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 10,463
Plumbing Adj	+ 7.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 338,293
Adj Base Cost	= 125.01	Lot Value	+ 105,737
Total Area	x 2,517	Indicated Value	= 444,030
Adjusted Cost	= 314,650	Value Per SqFt	176.41

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	338,293		
Lot Value	105,737		
Indicated Value	444,030	176.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	444,030	176.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154127	124		124	26.54		3,291
PRCH	Slab Porch - Covered	154128	11x6		66	26.72		1,764

