



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:05:49
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Assessment Data					Primary Image																																																																																												
Account 660098376 Parcel ID 21N14E-11-2-00638-002-0001 Cadastral ID 11-21-14-02605 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346396 KENNEDY, GREGORY D 11331 N 162ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 11331 N 162ND E AVE Subdivision QUAILBROOK EST PHASE I Lot/Block 0001 / 0002 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: 36.31925964 -95.79289172																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5827		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	25,384.00 x 4.21 = 106,895		
Factor Value			
Adjustments	0.6433		
Lot Value	68,766		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,016 / 3,064
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	677 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	434,684	141.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	456,050		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.58	Total Misc Impr	+ 14,236
Roofing Adj	+ 3.53	Garage Cost	+ 25,415
Subfloor Adj	+ -2.24	Total RCN	= 412,356
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,618
Plumbing Adj	+ 9.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 391,738
Adj Base Cost	= 121.64	Lot Value	+ 68,766
Total Area	x 3,064	Indicated Value	= 460,504
Adjusted Cost	= 372,705	Value Per SqFt	150.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	391,738		
Lot Value	68,766		
Indicated Value	460,504	150.30	Per SqFt
Agland Value			
Site Improvements	28,500		
Total Value	489,004	159.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147712	175		175	28.90		5,058
PRCH	SLAB PORCH - COVERED	147713	94		94	29.23		2,748
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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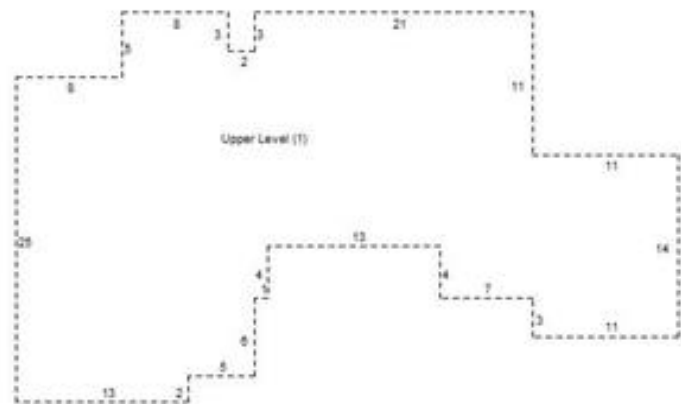
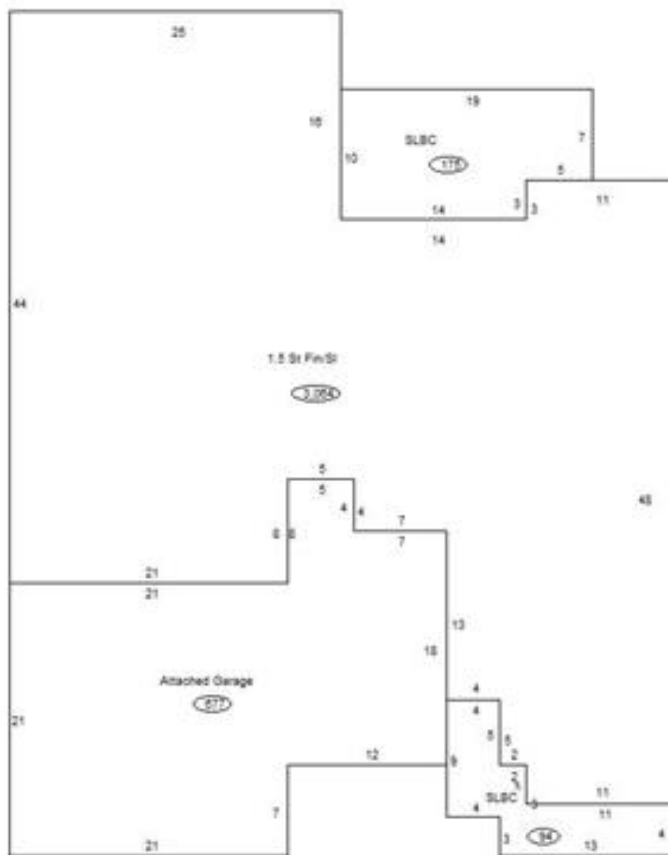
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Sketch Image

660098376



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,016	1.520	3,064
2	U	^UL		10	Upper Level (1)	1,048	1.000	1,048
3	G	1		10	Attached Garage	677	1.000	677
4	M	PRCH		10	SLBC	175	1.000	175
5	M	PRCH		10	SLBC	94	1.000	94
Total Building Area						2,016		3,064



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	6	Cond 6	Year	2022	Eff Age 1

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500