



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:05:54  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098379 <b>Parcel ID</b> 21N14E-11-2-00638-002-0004 <b>Cadastral ID</b> 11-21-14-02630 <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> 348565 RUTHERFORD, CAITLIN B & BRANDON T  11439 N 162ND E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11439 N 162ND E AVE <b>Subdivision</b> QUAILBROOK EST PHASE I <b>Lot/Block</b> 0004 / 0002 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> Lat/Long: 36.32038990 -95.79281369 LOT 4 BLOCK 2 QUAILBROOK EST PHASE I																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5746		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,029.00 x 4.21 = 105,400		
Factor Value			
Adjustments	0.8872		
Lot Value	93,513		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,600 / 2,976
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,600
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	430,528	144.67 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	3	
Indicated Value	484,360	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	404,076		
Lot Value	93,513		
Indicated Value	497,589	167.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	497,589	167.20	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.43	Total Misc Impr	+ 17,045
Roofing Adj	+ 5.04	Garage Cost	+ 31,151
Subfloor Adj	+ -3.99	Total RCN	= 429,868
Heat/Cool Adj	+ 16.31	Depreciation ( 6%)	- 25,792
Plumbing Adj	+ 8.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 404,076
Adj Base Cost	= 128.25	Lot Value	+ 93,513
Total Area	x 2,976	Indicated Value	= 497,589
Adjusted Cost	= 381,672	Value Per SqFt	167.20

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138806	11x6		66	32.99		2,177
PRCH	SLAB PORCH - COVERED	138807	251		251	32.09		8,055
PATO	SLAB PORCH - OPEN	138808	274		274	11.67		3,198
PATO	SLAB PORCH - OPEN	138809	328		328	11.02		3,615



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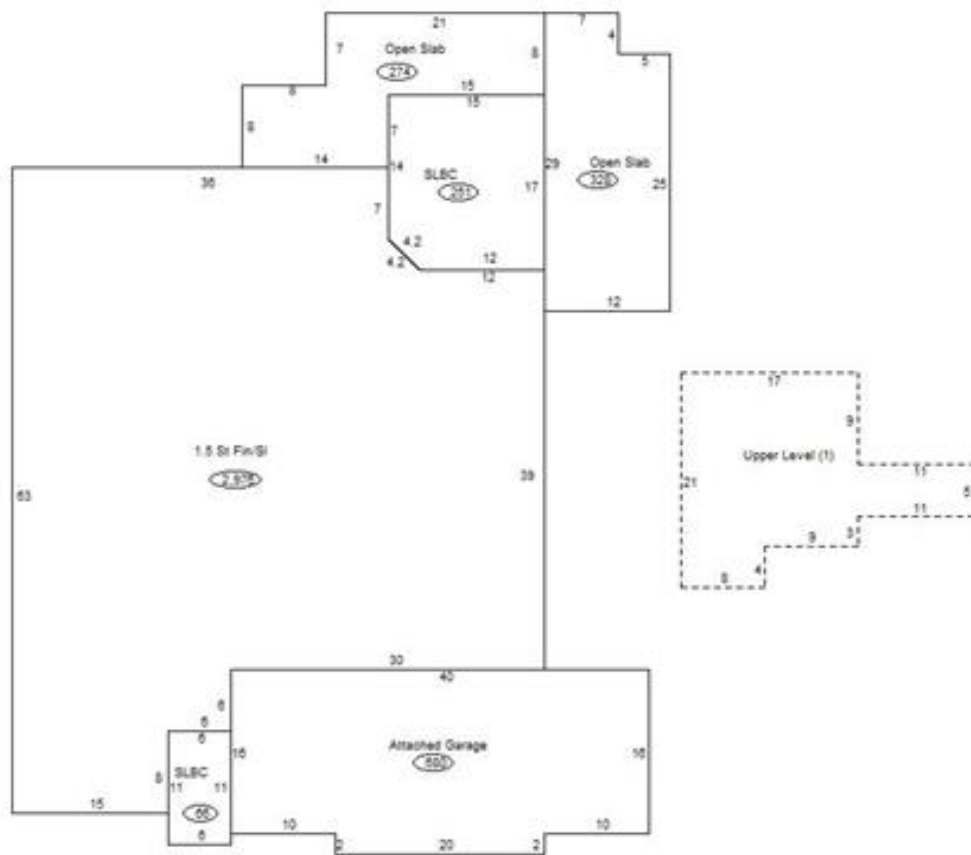
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### Sketch Image

660098379



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,600	1.145	2,976
2	G	1		13	Attached Garage	680	1.000	680
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PRCH		13	SLBC	251	1.000	251
5	M	PATO		13	Open Slab	274	1.000	274
6	M	PATO		13	Open Slab	328	1.000	328
7	U	^UL		13	Upper Level (1)	376	1.000	376
<b>Total Building Area</b>						<b>2,600</b>		<b>2,976</b>