



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:05:56
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Assessment Data					Primary Image																																																																																												
Account 660098380 Parcel ID 21N14E-11-2-00638-002-0005 Cadastral ID 11-21-14-02640 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345672 MCKNIGHT, JAYSON & JULIA 11469 N 162ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 11469 N 162ND E AVE Subdivision QUAILBROOK EST PHASE I Lot/Block 0005 / 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: 36.32076666 -95.79288266 LOT 5 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	0.588		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,614.00 x 4.21 = 107,863		
Factor Value			
Adjustments	1.0830		
Lot Value	116,819		



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\\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 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	943 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	326,208 153.29 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	310,996		
Lot Value	116,819		
Indicated Value	427,815	201.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	427,815	201.04	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.23	Total Misc Impr	+	15,102
Roofing Adj	+ 4.63	Garage Cost	+	35,212
Subfloor Adj	+ -2.19	Total RCN	=	323,954
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	12,958
Plumbing Adj	+ 7.28	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	310,996
Adj Base Cost	= 128.59	Lot Value	+	116,819
Total Area	x 2,128	Indicated Value	=	427,815
Adjusted Cost	= 273,640	Value Per SqFt		201.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151219	18x12		216	26.25		5,670
PATO	Slab Porch - Open	151220	18x2		36	11.48		413
PRCH	Slab Porch - Covered	151222	123		123	26.55		3,266
PATO	Slab Porch - Open	151223	6x2		12	11.48		138
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



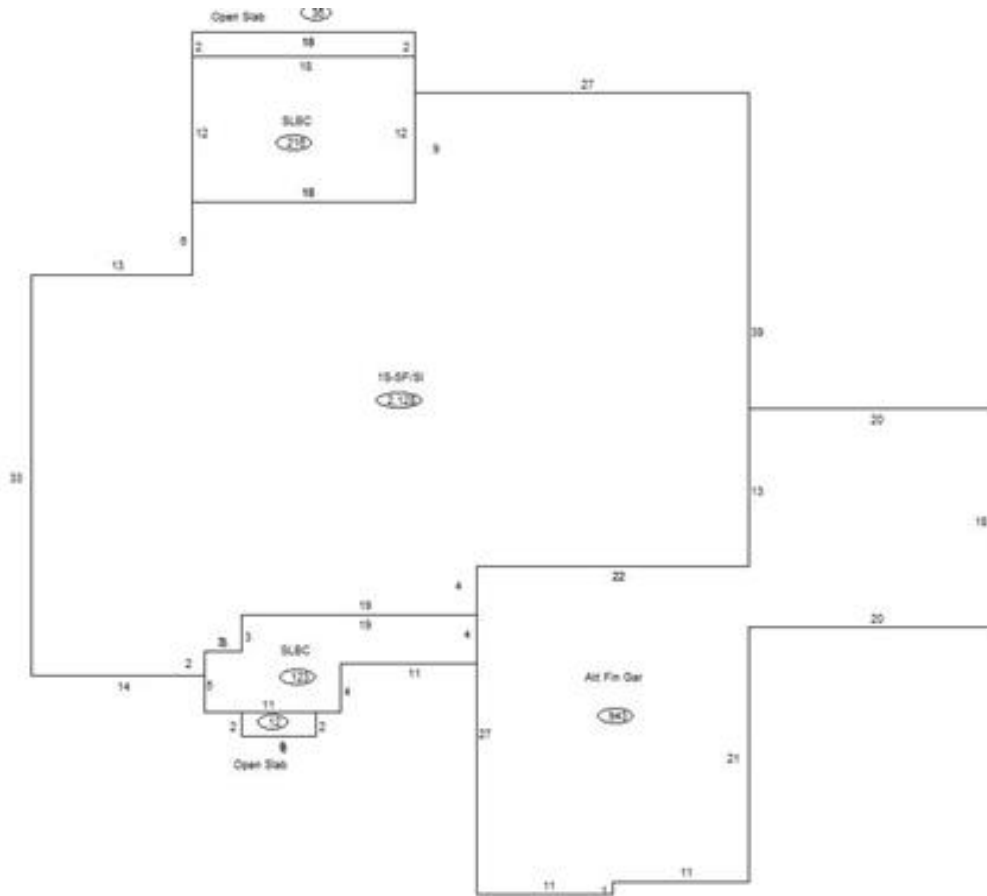
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Sketch Image

660098380



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,128	1.000	2,128
2	M	PRCH		10	SLBC	216	1.000	216
3	M	PATO		10	Open Slab	36	1.000	36
4	G	5		10	Att Fin Gar	943	1.000	943
5	M	PRCH		10	SLBC	123	1.000	123
6	M	PATO		10	Open Slab	12	1.000	12
Total Building Area						2,128		2,128