



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:05:59
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Assessment Data					Primary Image																																																																																												
Account 660098382 Parcel ID 21N14E-11-2-00638-002-0007 Cadastral ID 11-21-14-02660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 320035 OBID, NASIR MOHAMMED SALIH & CHAHRAZEDE BENNIA 11440 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 11440 N 163RD E AVE Subdivision QUAILBROOK EST PHASE I Lot/Block 0007 / 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 Lat/Long: 36.32039921 -95.79216542																																																																																																	
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Lot Data	Square-Foot - NBHD 1042 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5715	
Topography	1	
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	24,894.00 x 4.21 = 104,831	
Factor Value		
Adjustments	1.0000	
Lot Value	104,831	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,052 / 2,052
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,052
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	716 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	313,575	152.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	378,480		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,802		
Lot Value	104,831		
Indicated Value	396,633	193.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	396,633	193.29	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.38	Total Misc Impr	+	8,444			
Roofing Adj	+ 5.35	Garage Cost	+	26,664			
Subfloor Adj	+ -3.40	Total RCN	=	317,176			
Heat/Cool Adj	+ 14.47	Depreciation (8%)	-	25,374			
Plumbing Adj	+ 8.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	291,802			
Adj Base Cost	= 137.46	Lot Value	+	104,831			
Total Area	x 2,052	Indicated Value	=	396,633			
Adjusted Cost	= 282,068	Value Per SqFt		193.29			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127565	17x9		153	28.99		4,435
PRCH	SLAB PORCH - COVERED	127566	138		138	29.05		4,009

