



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:06:01
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098383 Parcel ID 21N14E-11-2-00638-002-0008 Cadastral ID 11-21-14-02670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329033 MITCHELL, AARON & VALERIE 11408 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 11408 N 163RD E AVE Subdivision QUAILBROOK EST PHASE I Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
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Time 09:06:01
Page 2

Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.592		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,789.00 x 4.21 = 108,600		
Factor Value			
Adjustments	1.0000		
Lot Value	108,600		



\\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	100% Veneer, Masonry
Base/Total Area	2,001 / 2,897
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,001
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	738 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	414,516	143.08 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	4	
Indicated Value	466,980	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	369,856		
Lot Value	108,600		
Indicated Value	478,456	165.16	Per SqFt
Agland Value			
Site Improvements	19,750		
Total Value	498,206	171.97	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.88	Total Misc Impr	+ 10,078
Roofing Adj	+ 3.71	Garage Cost	+ 27,461
Subfloor Adj	+ -2.35	Total RCN	= 389,322
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 19,466
Plumbing Adj	+ 7.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 369,856
Adj Base Cost	= 121.43	Lot Value	+ 108,600
Total Area	x 2,897	Indicated Value	= 478,456
Adjusted Cost	= 351,783	Value Per SqFt	165.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143015	178		178	28.89		5,142
PRCH	SLAB PORCH - COVERED	143016	65		65	29.32		1,906
PATO	SLAB PORCH - OPEN	143017	5x3		15	12.93		194
PATO	Slab Porch - Open	151318	267		267	10.62		2,836

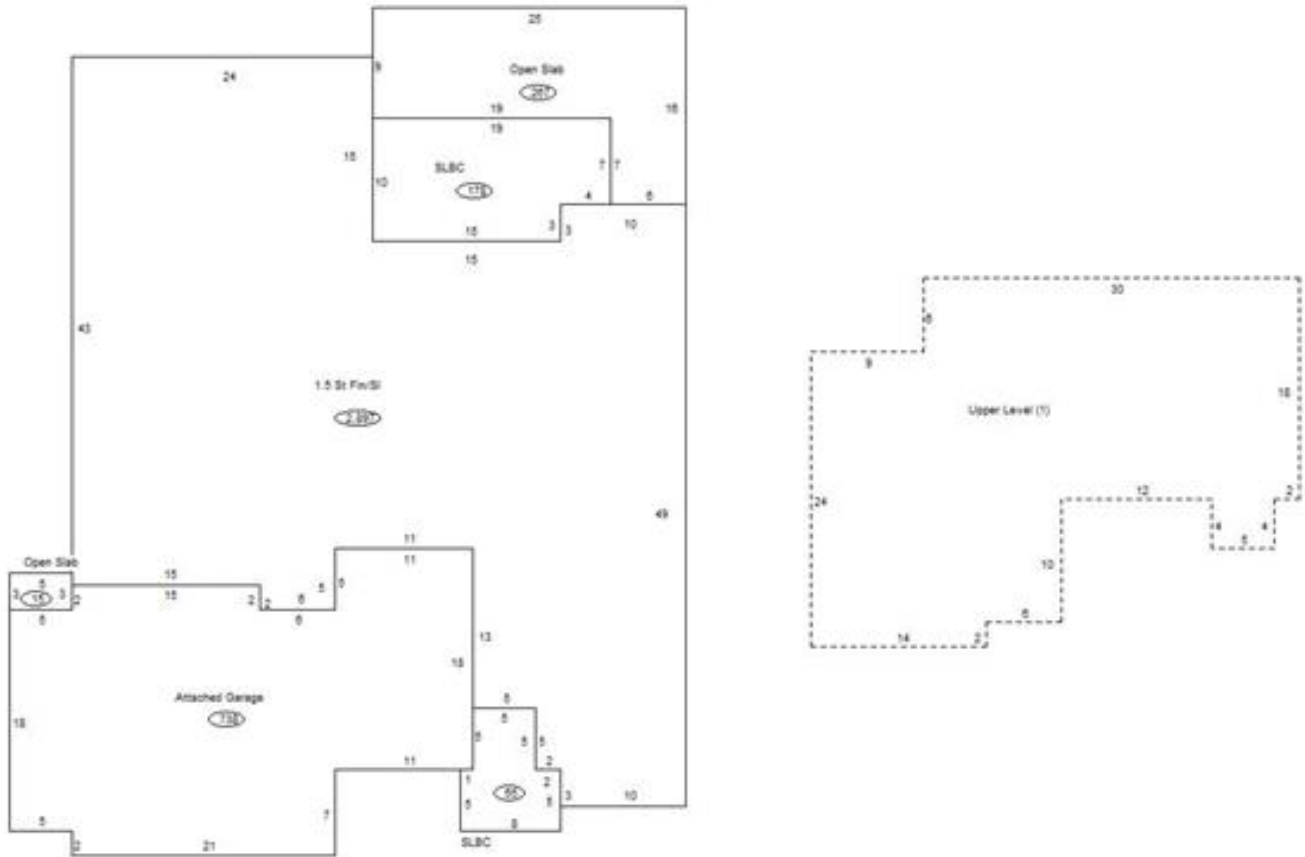


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 Time 09:06:01
 Page 3

Sketch Image

660098383



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	2,001	1.448	2,897
2	U	^UL		10	Upper Level (1)	896	1.000	896
3	G	1		10	Attached Garage	738	1.000	738
4	M	PRCH		10	SLBC	178	1.000	178
5	M	PRCH		10	SLBC	65	1.000	65
6	M	PATO		10	Open Slab	15	1.000	15
7	M	PATO		10	Open Slab	267	1.000	267
Total Building Area						2,001		2,897



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Page 4

660098383

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age 4	
Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)		25,000		25,000	5,250	19,750