



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:06:22
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098394 Parcel ID 21N14E-11-2-00638-003-0009 Cadastral ID 11-21-14-02770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 325655 BUNTIN, DAVID L & SARA 11407 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 11407 N 163RD E AVE Subdivision QUAILBROOK EST PHASE I Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">09/01/2022 13:04</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/2/2022</p>																																																																																												
Legal Description Lot/Long: 36.32004505 -95.79128378 LOT 9 BLOCK 3 QUAILBROOK EST PHASE I																																																																																																	
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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	0.5863	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	25,538.00 x 4.21 = 107,543	
Factor Value		
Adjustments	1.0000	
Lot Value	107,543	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,389 / 2,608
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,389
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	615 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	356,600	136.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	424,370		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.76	Total Misc Impr	+	10,035			
Roofing Adj	+ 4.76	Garage Cost	+	23,395			
Subfloor Adj	+ -3.12	Total RCN	=	363,212			
Heat/Cool Adj	+ 14.47	Depreciation (6%)	-	21,793			
Plumbing Adj	+ 8.58	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	341,419			
Adj Base Cost	= 126.45	Lot Value	+	107,543			
Total Area	x 2,608	Indicated Value	=	448,962			
Adjusted Cost	= 329,782	Value Per SqFt		172.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	341,419		
Lot Value	107,543		
Indicated Value	448,962	172.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	448,962	172.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138793	17x11		187	28.85		5,395
PATO	SLAB PORCH - OPEN	138794	17x6		102	12.91		1,317
PRCH	SLAB PORCH - COVERED	138795	114		114	29.15		3,323

