



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:06:25
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Assessment Data					Primary Image																																																																																												
Account 660098396 Parcel ID 21N14E-11-2-00638-003-0011 Cadastral ID 11-21-14-02790 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 333943 LUERSSSEN, DENNIS & CHARLOTTE A 11475 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 11475 N 163RD E AVE Subdivision QUAILBROOK EST PHASE I Lot/Block 0011 / 0003 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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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5795		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,241.00 x 4.21 = 106,293		
Factor Value			
Adjustments	1.0000		
Lot Value	106,293		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/2/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,428 / 2,824
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,428
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	596 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	375,806	133.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	409,880		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.75	Total Misc Impr	+ 12,888
Roofing Adj	+ 4.45	Garage Cost	+ 22,779
Subfloor Adj	+ -2.92	Total RCN	= 382,059
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 19,103
Plumbing Adj	+ 7.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 362,956
Adj Base Cost	= 122.66	Lot Value	+ 106,293
Total Area	x 2,824	Indicated Value	= 469,249
Adjusted Cost	= 346,392	Value Per SqFt	166.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	362,956		
Lot Value	106,293		
Indicated Value	469,249	166.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	469,249	166.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143928		117	117	29.14		3,409
PATO	SLAB PORCH - OPEN	143929	16x7		112	12.81		1,435
PRCH	SLAB PORCH - COVERED	143930	11x5		55	29.35		1,614
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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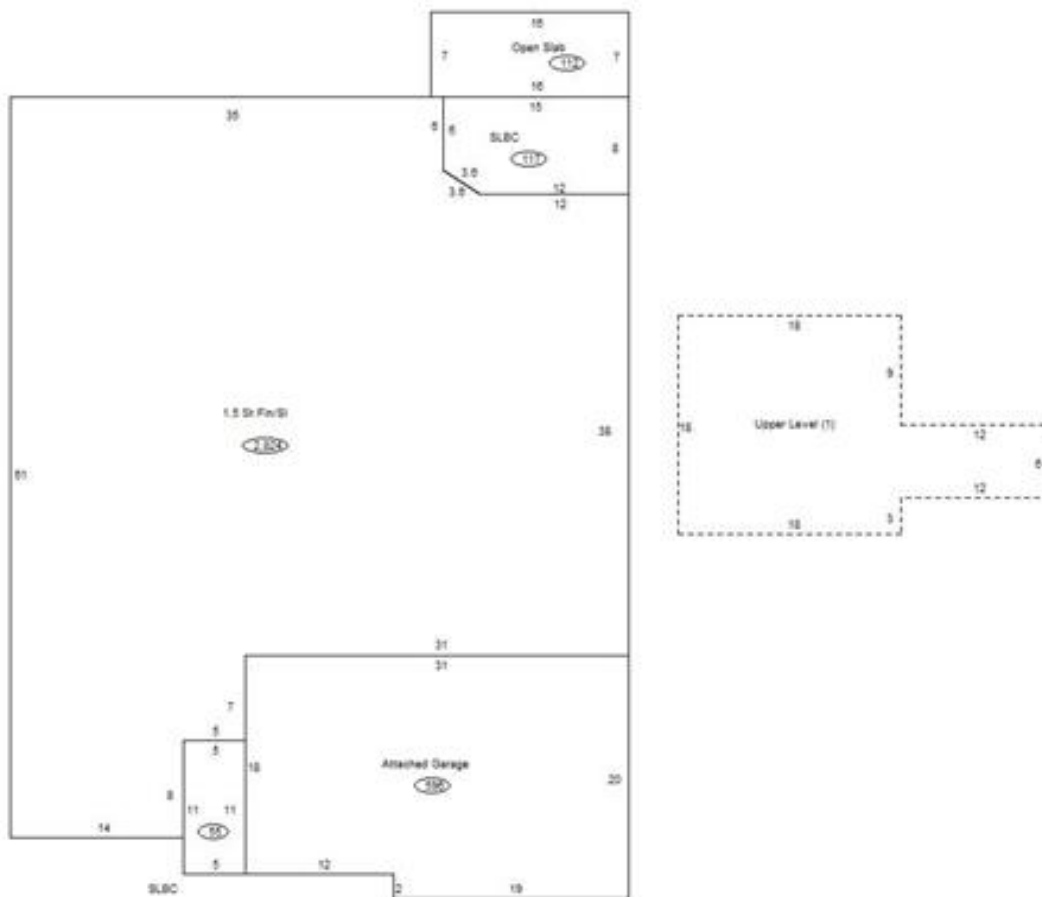
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Sketch Image

660098396



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	2,428	1.163	2,824
2	U	^UL		10	Upper Level (1)	396	1.000	396
3	G	1		10	Attached Garage	596	1.000	596
4	M	PRCH		10	SLBC	117	1.000	117
5	M	PATO		10	Open Slab	112	1.000	112
6	M	PRCH		10	SLBC	55	1.000	55
Total Building Area						2,428		2,824