



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:10:18
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098593 Parcel ID 21N14E-10-2-00460-002-0006 Cadastral ID 10-21-14-07350 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 335473 VANG, JOHN & JOUA XIONG 11312 N 147TH E PL OWASSO OK 74055-0000 Parcel Location Situs 11312 N 147TH E PL Subdivision LAKE VALLEY V PHASE III Lot/Block 0028 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1426		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,211.00 x 5.30 = 32,918		
Factor Value			
Adjustments	1.0000		
Lot Value	32,918		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-19\IMG_001! 7/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,770 / 1,770
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	229,066	129.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	237,580		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.98	Total Misc Impr	+ 4,473
Roofing Adj	+ 4.27	Garage Cost	+ 13,810
Subfloor Adj	+ -1.20	Total RCN	= 226,311
Heat/Cool Adj	+ 11.47	Depreciation (7%)	- 15,842
Plumbing Adj	+ 10.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 210,469
Adj Base Cost	= 117.53	Lot Value	+ 32,918
Total Area	x 1,770	Indicated Value	= 243,387
Adjusted Cost	= 208,028	Value Per SqFt	137.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,469		
Lot Value	32,918		
Indicated Value	243,387	137.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,387	137.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134678	16x8		128	23.84		3,052
PRCH	SLAB PORCH - COVERED	134679	59		59	24.08		1,421



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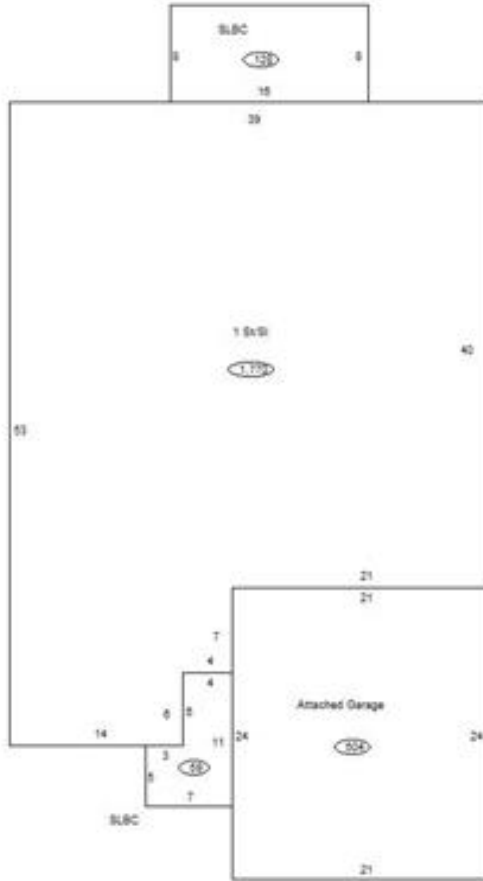
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Sketch Image

660098593



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,770	1.000	1,770
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	128	1.000	128
4	M	PRCH		10	SLBC	59	1.000	59
Total Building Area						1,770		1,770