



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:12:27  
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Assessment Data					Primary Image				
Account	660098673								
Parcel ID	21N14E-11-2-00649-004-0001								
Cadastral ID	11-21-14-06700								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	343649								
BAIRD, ADDIE									
11480 N 164TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	11480 N 164TH E AVE								
Subdivision	QUAILBROOK ESTATES PHASE 2								
Lot/Block	0001 / 0004	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: 36.32076569 -95.79052153									
Building Permits									
LOT 1 BLOCK 4 QUAILBROOK ESTATES PHASE 2									
Number	Description	Opened	Closed	Amount					
R19	R21- 911 ADDRESS ASSIGNED	01/2020	08/2020						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LEITCH, ALEXANDER W &	02/14/2024	465,000	YES
					/	SIMMONS HOMES RESIDENTIAL	07/31/2020	354,500	YES
					/	K & S DEVELOPMENTS INC	02/11/2020	55,000	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2025	Land Value	93,996	93,996	11%	10,340	Assessed	52,406	5,133.69
Year Frozen		Improvements	382,419	382,419		42,066	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	476,415	476,415		52,406	Total Taxable	52,406	5,134.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660098673	BAIRD, ADDIE & AARON			3	465,000	0	51,150	5,011.00
2024	2024-660098673	BAIRD, ADDIE & AARON			3	449,140	0	45,182	4,341.00
2023	2023-660098673	LEITCH, ALEXANDER W &			3	436,042	0	43,031	4,032.00
2022	2022-660098673	LEITCH, ALEXANDER W &			3	426,029	0	40,982	4,015.00
2021	2021-660098673	LEITCH, ALEXANDER W &			3	354,822	0	39,030	3,776.00
2020	2020-660098673	LEITCH, ALEXANDER W &			3	13,964	0	1,536	148.00
2019	2019-660098673	K & S DEVELOPMENTS INC			3	13,964	0	1,536	148.00
2018	2018-660098673	K & S DEVELOPMENTS INC			3	13,964	0	1,536	143.00
2017	2017-660098673	K & S DEVELOPMENTS INC			3	13,964	0	1,536	144.00
2016	2016-660098673	K & S DEVELOPMENTS INC			3	13,964	0	1,536	145.00



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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.568		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,744.00 x 4.21 = 104,200		
Factor Value			
Adjustments	0.9021		
Lot Value	93,996		



\\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	100% Veneer, Masonry
Base/Total Area	1,974 / 2,995
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,974
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	662 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	398,918	133.19 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	418,600	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	382,419		
Lot Value	93,996		
Indicated Value	476,415	159.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	476,415	159.07	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.23	Total Misc Impr	+ 16,770
Roofing Adj	+ 3.56	Garage Cost	+ 24,938
Subfloor Adj	+ -2.25	Total RCN	= 402,546
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 20,127
Plumbing Adj	+ 7.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 382,419
Adj Base Cost	= 120.48	Lot Value	+ 93,996
Total Area	x 2,995	Indicated Value	= 476,415
Adjusted Cost	= 360,838	Value Per SqFt	159.07

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146920	25x10		250	28.64		7,160
PRCH	SLAB PORCH - COVERED	146921	109		109	29.17		3,180
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430

