



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:12:40  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098681 <b>Parcel ID</b> 21N14E-11-2-00649-004-0008 <b>Cadastral ID</b> 11-21-14-06770 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 319448 WHITTAKER, DARIAN & MELAINA  11301 N 165TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11301 N 165TH E AVE <b>Subdivision</b> QUAILBROOK ESTATES PHASE 2 <b>Lot/Block</b> 0008 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1042 - R-V03-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																	
<b>Legal Description</b> Lot/Long: 36.31860676 -95.78897059																																																																																																	
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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	0.953	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	41,513.00 x 4.21 = 174,816	
Factor Value		
Adjustments	1.0000	
Lot Value	174,816	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,112
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	741 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



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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	320,962	151.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	387,090		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	302,169		
Lot Value	174,816		
Indicated Value	476,985	225.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	476,985	225.85	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.69	Total Misc Impr	+	12,605			
Roofing Adj	+ 5.31	Garage Cost	+	27,573			
Subfloor Adj	+ -3.40	Total RCN	=	328,445			
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	-	26,276			
Plumbing Adj	+ 8.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	302,169			
Adj Base Cost	= 136.49	Lot Value	+	174,816			
Total Area	x 2,112	Indicated Value	=	476,985			
Adjusted Cost	= 288,267	Value Per SqFt		225.85			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129089	18x11		198	28.81		5,704
PATO	SLAB PORCH - OPEN	129090	18x8		144	12.47		1,796
PRCH	SLAB PORCH - COVERED	129091	9x5		45	29.39		1,323
PRCH	SLAB PORCH - COVERED	129092	130		130	29.09		3,782

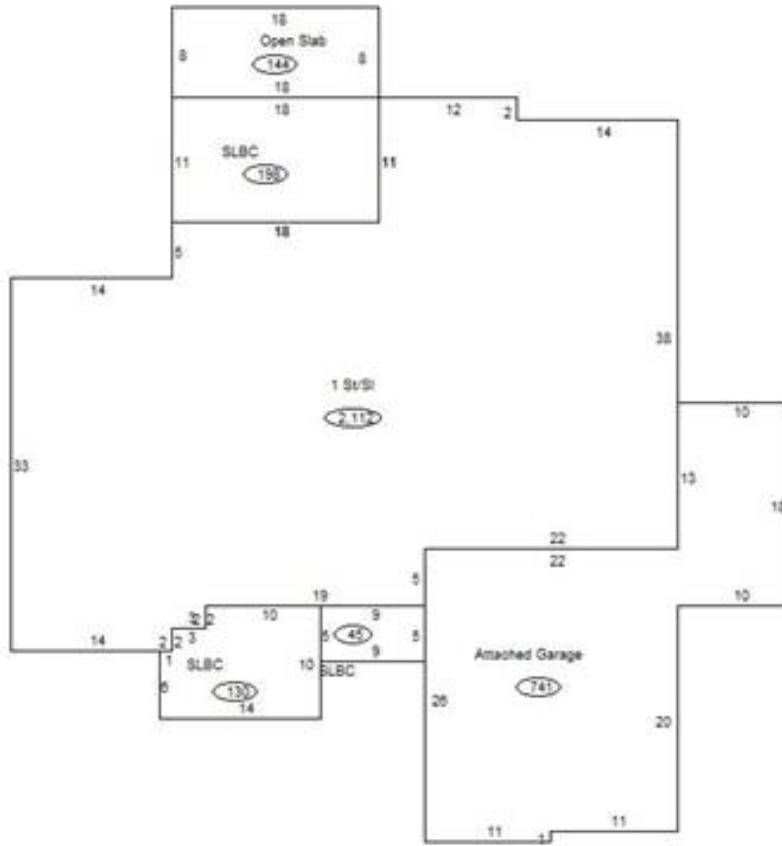


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Sketch Image

660098681



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,112	1.000	2,112
2	G	1		13	Attached Garage	741	1.000	741
3	M	PRCH		13	SLBC	198	1.000	198
4	M	PATO		13	Open Slab	144	1.000	144
5	M	PRCH		13	SLBC	45	1.000	45
6	M	PRCH		13	SLBC	130	1.000	130
<b>Total Building Area</b>						2,112		2,112