



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:12:44
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Assessment Data					Primary Image																																																																																												
Account 660098683 Parcel ID 21N14E-11-2-00649-004-0010 Cadastral ID 11-21-14-06790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328947 BERNING, GRANT A & MELISSA L 11367 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11367 N 165TH E AVE Subdivision QUAILBROOK ESTATES PHASE 2 Lot/Block 0010 / 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: 36.31949890 -95.78896791																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.599		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	26,094.00 x 4.21 = 109,885		
Factor Value			
Adjustments	1.0000		
Lot Value	109,885		



\\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% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,004 / 2,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,004
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	618 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	307,346	153.37 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	3	
Indicated Value	362,810	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	297,359		
Lot Value	109,885		
Indicated Value	407,244	203.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	407,244	203.22	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.92	Total Misc Impr	+ 14,030
Roofing Adj	+ 5.37	Garage Cost	+ 23,490
Subfloor Adj	+ -3.40	Total RCN	= 313,010
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 15,651
Plumbing Adj	+ 8.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 297,359
Adj Base Cost	= 137.47	Lot Value	+ 109,885
Total Area	x 2,004	Indicated Value	= 407,244
Adjusted Cost	= 275,490	Value Per SqFt	203.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141502	178		178	28.89		5,142
PRCH	SLAB PORCH - COVERED	141503	14x6		84	29.26		2,458
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



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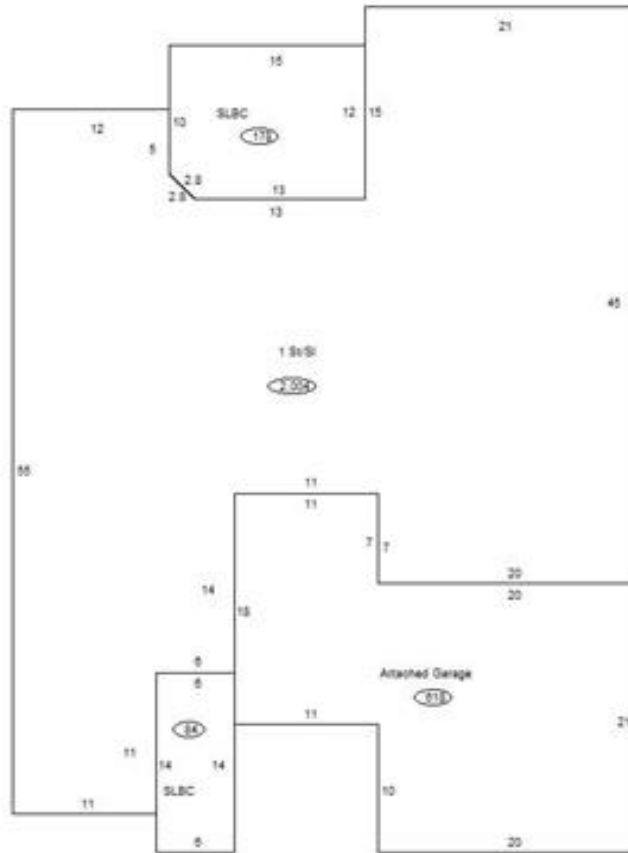
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Sketch Image

660098683



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,004	1.000	2,004
2	G	1		10	Attached Garage	618	1.000	618
3	M	PRCH		10	SLBC	178	1.000	178
4	M	PRCH		10	SLBC	84	1.000	84
Total Building Area						2,004		2,004