



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:12:49
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Assessment Data					Primary Image																																																																																												
Account 660098686 Parcel ID 21N14E-11-2-00649-004-0013 Cadastral ID 11-21-14-06820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 320418 LEADING FOX, JACQUELINE N 11302 N 166TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11302 N 166TH E AVE Subdivision QUAILBROOK ESTATES PHASE 2 Lot/Block 0013 / 0004 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	1.0223		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	44,530.00 x 4.17 = 185,822		
Factor Value			
Adjustments	1.0000		
Lot Value	185,822		



\\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 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,200 / 2,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,200
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	288,748	131.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	406,100		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.10	Total Misc Impr	+	6,148			
Roofing Adj	+ 4.59	Garage Cost	+	18,287			
Subfloor Adj	+ -2.19	Total RCN	=	304,253			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	24,340			
Plumbing Adj	+ 7.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	279,913			
Adj Base Cost	= 127.19	Lot Value	+	185,822			
Total Area	x 2,200	Indicated Value	=	465,735			
Adjusted Cost	= 279,818	Value Per SqFt		211.70			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,913		
Lot Value	185,822		
Indicated Value	465,735	211.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	465,735	211.70	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130737	18x11		198	26.31		5,209
PRCH	SLAB PORCH - COVERED	130738	7x5		35	26.82		939



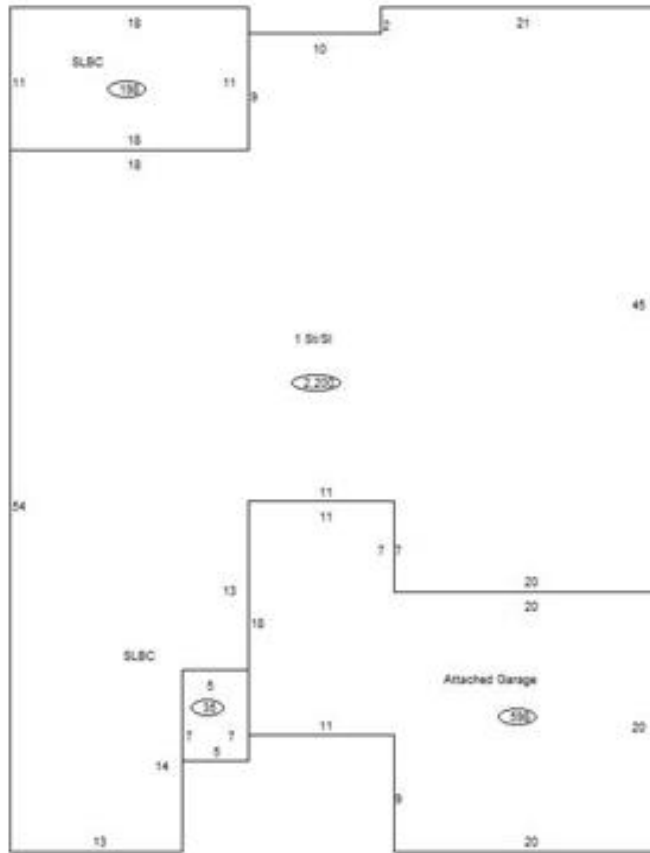
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Sketch Image

660098686



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,200	1.000	2,200
2	G	1		10	Attached Garage	598	1.000	598
3	M	PRCH		10	SLBC	198	1.000	198
4	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						2,200		2,200