



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:13:02  
Page 1

Assessment Data					Primary Image									
Account	660098693													
Parcel ID	21N14E-11-2-00649-004-0020													
Cadastral ID	11-21-14-06890													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	322011													
EATON, KIMBERLY K														
11305 N 168TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	11305 N 168TH E AVE													
Subdivision	QUAILBROOK ESTATES PHASE 2													
Lot/Block	0020 / 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: 36.31866564 -95.78599466														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2016 10 43</td> <td>R18-NEW 2739 SQ FT SFR</td> <td>11/2016</td> <td>07/2017</td> <td>164,340</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2016 10 43	R18-NEW 2739 SQ FT SFR	11/2016	07/2017	164,340
Number	Description	Opened	Closed	Amount										
R2016 10 43	R18-NEW 2739 SQ FT SFR	11/2016	07/2017	164,340										
LOT 20 BLOCK 4 QUAILBROOK ESTATES PHASE 2														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2648/493	SIMMONS HOMES RESIDENTIAL	07/21/2017	374,000	YES					
					2614/293	K & S DEVELOPMENTS INC	02/09/2017	55,000	15					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2018	Land Value	166,739	66,198	11%	7,282	Assessed	50,150	4,912.69					
Year Frozen		Improvements	391,696	389,708		42,868	Penalty	0						
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-98.00						
TIF Project ID	0	Total Value	558,435	455,906	50,150	Total Taxable	49,150	4,815.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660098693	EATON, KIMBERLY K			3	547,722	1000	47,689	4,672.00					
2024	2024-660098693	EATON, KIMBERLY K			3	491,987	1000	46,271	4,445.00					
2023	2023-660098693	EATON, KIMBERLY K			3	453,341	1000	44,894	4,207.00					
2022	2022-660098693	EATON, KIMBERLY K			3	446,888	1000	43,557	4,267.00					
2021	2021-660098693	EATON, KIMBERLY K			3	393,270	1000	42,260	4,088.00					
2020	2020-660098693	EATON, KIMBERLY K			3	386,818	1000	41,012	3,962.00					
2019	2019-660098693	EATON, KIMBERLY K			3	370,801	1000	39,788	3,846.00					
2018	2018-660098693	EATON, KIMBERLY K			3	377,145	0	41,486	3,862.00					
2017	2017-660098693	EATON, KIMBERLY K			3	13,964	0	1,536	144.00					
2016	2016-660098693	K & S DEVELOPMENTS INC			3	13,964	0	1,536	145.00					



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:13:02  
 Page 2

Lot Data		Square-Foot - NBHD 1042 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.909	
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	39,595.00 x 4.21 = 166,739	
Factor Value		
Adjustments	1.0000	
Lot Value	166,739	



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/6/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,482 / 2,722
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,482
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	660 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
Adusted R	0.8445	
Indicated Value	401,600	147.54 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	4	
Indicated Value	467,770	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach	
Improvements	391,696	
Lot Value	166,739	
Indicated Value	558,435	205.16 Per SqFt
Agland Value		
Site Improvements		
Total Value	558,435	205.16 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.56	Total Misc Impr	+ 19,809
Roofing Adj	+ 5.30	Garage Cost	+ 30,360
Subfloor Adj	+ -4.19	Total RCN	= 421,178
Heat/Cool Adj	+ 16.31	Depreciation ( 7%)	- 29,482
Plumbing Adj	+ 14.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 391,696
Adj Base Cost	= 136.30	Lot Value	+ 166,739
Total Area	x 2,722	Indicated Value	= 558,435
Adjusted Cost	= 371,009	Value Per SqFt	205.16

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	134384		158	158	32.51		5,137
PRCH	SLAB PORCH - COVERED	134385	18x8		144	32.60		4,694
PATO	SLAB PORCH - OPEN	134386	30x7		210	13.02		2,734



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

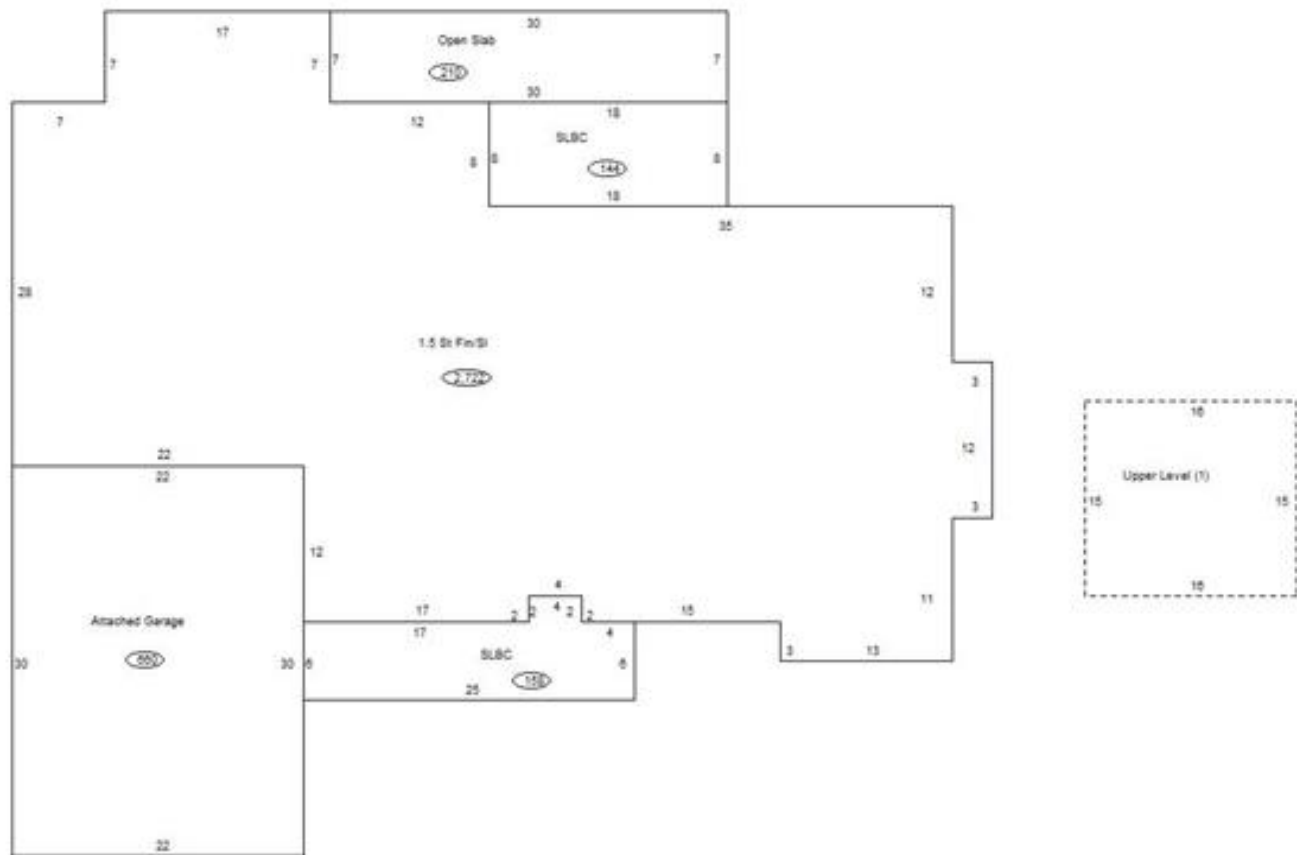
Date 04/18/2026

Time 09:13:02

Page 3

### Sketch Image

660098693



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,482	1.097	2,722
2	G	1		10	Attached Garage	660	1.000	660
3	M	PRCH		10	SLBC	158	1.000	158
4	M	PRCH		10	SLBC	144	1.000	144
5	M	PATO		10	Open Slab	210	1.000	210
6	U	^UL		10	Upper Level (1)	240	1.000	240
<b>Total Building Area</b>						<b>2,482</b>		<b>2,722</b>