



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:13:05  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098695 <b>Parcel ID</b> 21N14E-11-2-00649-004-0022 <b>Cadastral ID</b> 11-21-14-06910 <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> 329998 KMC DOUGHERTY FAMILY TRUST  11379 N 168TH EAST AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 11379 N 168TH E AVE <b>Subdivision</b> QUAILBROOK ESTATES PHASE 2 <b>Lot/Block</b> 0022 / 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: 36.31956024 -95.78575956																																																																																																	
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Date 04/18/2026  
 Time 09:13:06  
 Page 2

Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6093		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	26,540.00 x 4.21 = 111,763		
Factor Value			
Adjustments	1.0000		
Lot Value	111,763		



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

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	2,762 / 2,762
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,762
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	783 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	380,541 137.78 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	466,040 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	375,520
Lot Value	111,763
Indicated Value	487,283 176.42 Per SqFt
Agland Value	
Site Improvements	
Total Value	487,283 176.42 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	106.92	Total Misc Impr	+	16,306
Roofing Adj	+ 5.08	Garage Cost	+	29,135
Subfloor Adj	+ -3.24	Total RCN	=	408,174
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	-	32,654
Plumbing Adj	+ 8.10	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	375,520
Adj Base Cost	= 131.33	Lot Value	+	111,763
Total Area	x 2,762	Indicated Value	=	487,283
Adjusted Cost	= 362,733	Value Per SqFt		176.42

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	128076	12x8		96	29.22		2,805
PRCH	SLAB PORCH - COVERED	128077	16x6		96	29.22		2,805
PRCH	SLAB PORCH - COVERED	128078	21x7		147	29.02		4,266
SHLT	STORM SHELTER		4x8	2017	32	0.00		

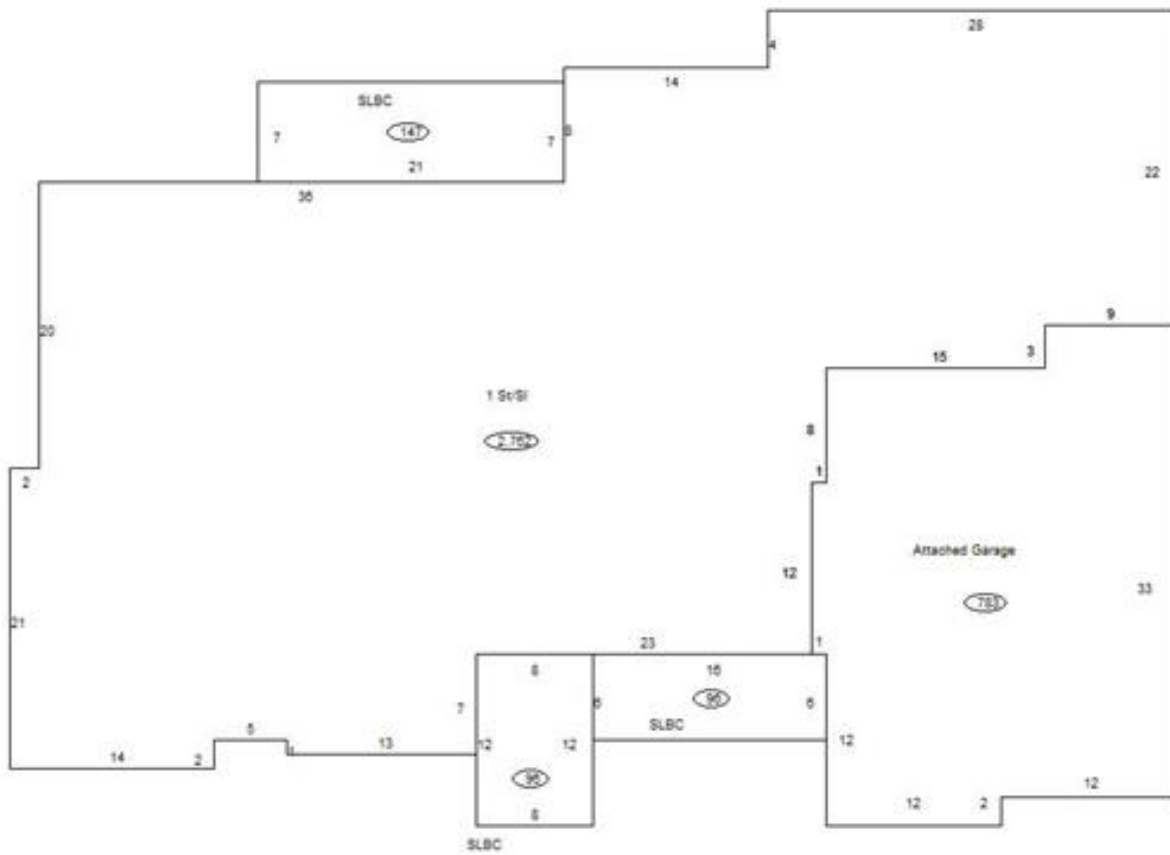


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 Page 3

Sketch Image

660098695



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,762	1.000	2,762
2	G	1		10	Attached Garage	783	1.000	783
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PRCH		10	SLBC	96	1.000	96
5	M	PRCH		10	SLBC	147	1.000	147
<b>Total Building Area</b>						<b>2,762</b>		<b>2,762</b>