



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:13:09
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Assessment Data					Primary Image																																																																																												
Account 660098697 Parcel ID 21N14E-11-2-00649-004-0024 Cadastral ID 11-21-14-06930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 325937 RODDEN, JOHN L & LIBBY 11453 N 168TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11453 N 168TH E AVE Subdivision QUAILBROOK ESTATES PHASE 2 Lot/Block 0024 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">09/01/2022 11:07</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/6/2022</p>																																																																																												
Legal Description Lat/Long: 36.32029743 -95.78580600 LOT 24 BLOCK 4 QUAILBROOK ESTATES PHASE 2																																																																																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5944		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,891.00 x 4.21 = 109,030		
Factor Value			
Adjustments	1.0000		
Lot Value	109,030		



\\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% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,411 / 2,695
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,411
Fixture/RghIn	20 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	714 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	397,919	147.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	477,560		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.84	Total Misc Impr	+	8,890			
Roofing Adj	+ 4.64	Garage Cost	+	26,604			
Subfloor Adj	+ -3.04	Total RCN	=	382,125			
Heat/Cool Adj	+ 14.47	Depreciation (6%)	-	22,928			
Plumbing Adj	+ 11.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	359,197			
Adj Base Cost	= 128.62	Lot Value	+	109,030			
Total Area	x 2,695	Indicated Value	=	468,227			
Adjusted Cost	= 346,631	Value Per SqFt		173.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	359,197		
Lot Value	109,030		
Indicated Value	468,227	173.74	Per SqFt
Agland Value			
Site Improvements	25,000		
Total Value	493,227	183.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138787	114		114	29.15		3,323
PRCH	SLAB PORCH - COVERED	138788	18x8		144	29.03		4,180
PATO	SLAB PORCH - OPEN	138789	18x6		108	12.84		1,387



Rogers

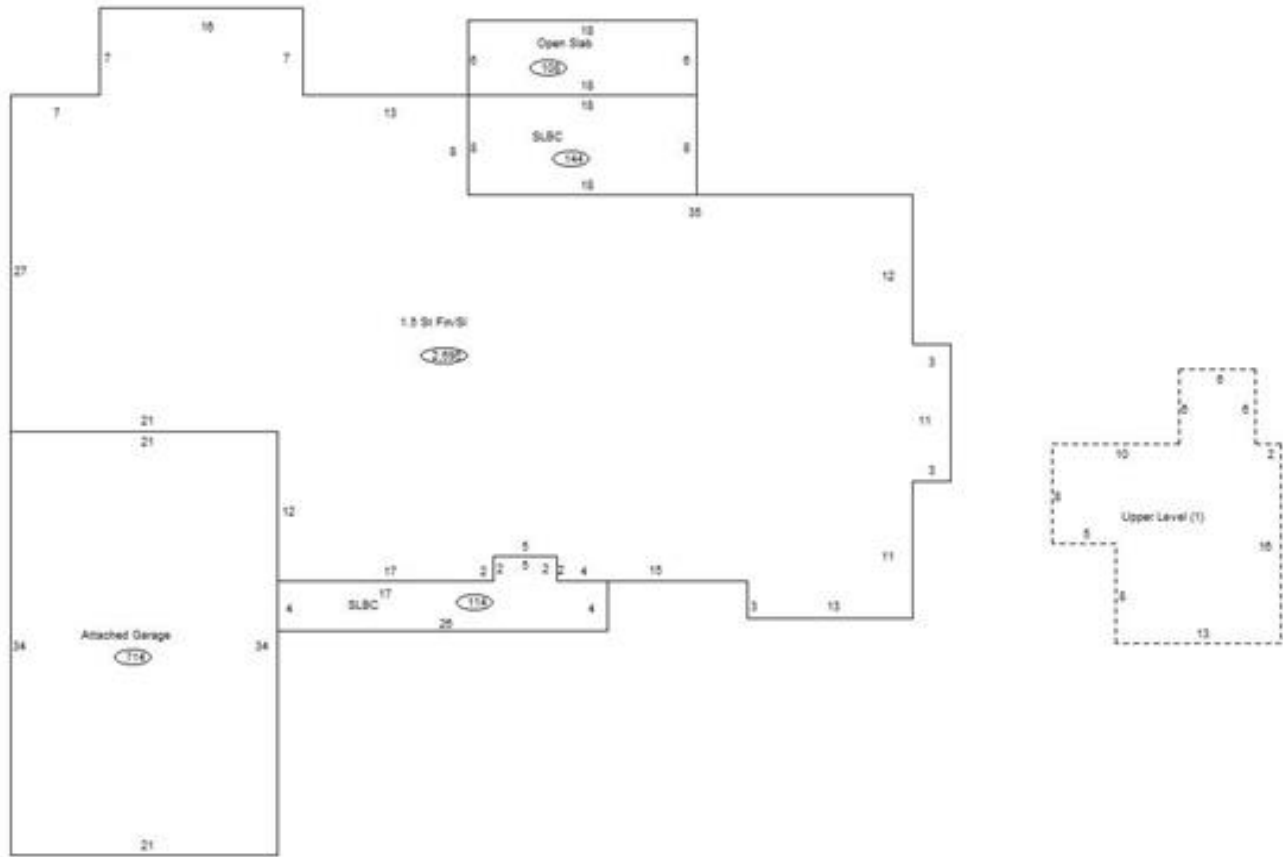
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Sketch Image

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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	2,411	1.118	2,695
2	G	1		10	Attached Garage	714	1.000	714
3	M	PRCH		10	SLBC	114	1.000	114
4	M	PRCH		10	SLBC	144	1.000	144
5	M	PATO		10	Open Slab	108	1.000	108
6	U	^UL		10	Upper Level (1)	284	1.000	284
Total Building Area						2,411		2,695



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					