




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:36:00
Page 1

Assessment Data					Primary Image																																																																												
Account 660100844 Parcel ID 000000-00-0-00549-002-0015 Cadastral ID 15-21-14-02391 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 348359 HARRIS, TIMOTHY S 10110 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10110 N 154TH E AVE Subdivision O'DONNELL ACRES Lot/Block 0011 / 0002 Parcel Size .86 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660100844_001.JPG 9/12/2025</p>																																																																												
Legal Description Lat/Long: 36.30069335 -95.80271117 TRACT CONTAINING PART OF LOT 11 BLOCK 2 O'DONNELL ACRES DESC AS BEG SE/C LOT 11; S89.0736W 306.97' LOT 11; N00.5610W 284'; N89.0736E 306.97' S00.5610E 284' TO POB.																																																																																	
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Lot Data		Square-Foot - NBHD 1118 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	2.0005		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	87,143.00 x 1.28 = 111,524		
Factor Value			
Adjustments	1.0000		
Lot Value	111,524		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	8 - Luxury
Architecture	
Style	100% 2 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	4,310 / 8,374
Style	100% 2 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,310
Fixture/RghIn	/
Bed/F/H Bath	4 / 5.0 / 4.0
Basement Area	
Garage Type	539 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	2,664,897		
Lot Value	111,524		
Indicated Value	2,776,421	331.55	Per SqFt
Agland Value			
Site Improvements	91,970		
Total Value	2,868,391	342.54	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	222.07	Total Misc Impr	+	404,585
Roofing Adj	+ 4.64	Garage Cost	+	161,495
Subfloor Adj	+ -17.01	Total RCN	=	2,623,321
Heat/Cool Adj	+ 27.18	Depreciation (1%)	-	26,233
Plumbing Adj	+ 8.79	Lump Sums	+	67,809
Basement Adj	+ 0.00	RCNLD	=	2,664,897
Adj Base Cost	= 245.67	Lot Value	+	111,524
Total Area	x 8,374	Indicated Value	=	2,776,421
Adjusted Cost	= 2,057,241	Value Per SqFt		331.55

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		2025	2	9,658.49		19,317
ODFP	Outdoor Fireplace/Firepit	0		2025	2	9,630.41		19,261
PRCH	Porch	173949	2470		2,470	40.08		98,998
PATC	Patio - Covered	173950	525		525	23.63		12,406
PLHR	Pool House - Residential	173951	1600		1,600	150.62		240,992
GRDT	Garage - Detached	173957	1050		1,050	64.58		67,809
PATC	Patio - Covered	173958	24x24		576	23.63		13,611



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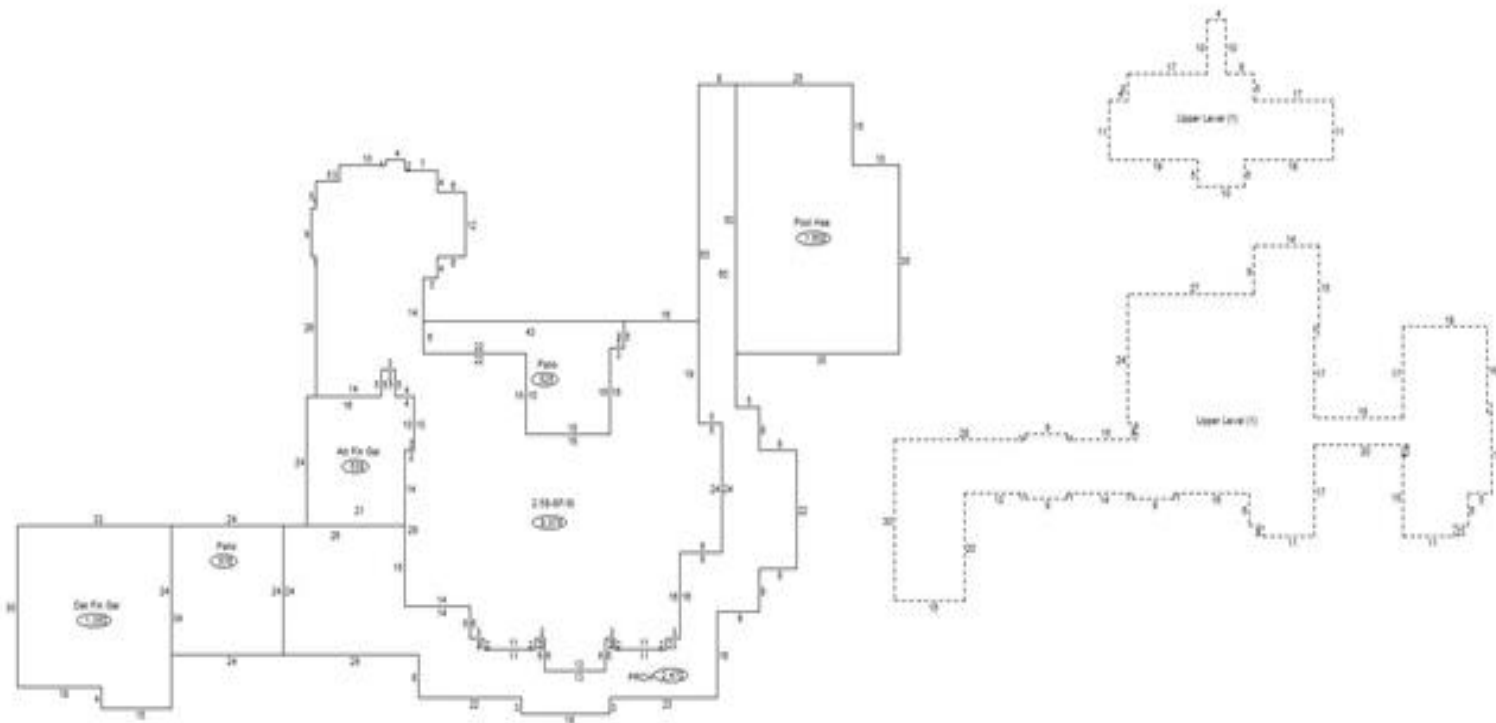
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Sketch Image

660100844



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	7	Slab	20	2.5S-SF/SI	4,310	1.943	8,374
2	U	^UL		20	Upper Level (1)	3,311	1.000	3,311
3	U	^UL		20	Upper Level (1)	753	1.000	753
4	G	5		20	Att Fin Gar	539	1.000	539
5	M	PRCH		20	PRCH	2,470	1.000	2,470
6	M	PATC		20	Patio	525	1.000	525
7	M	PLHR		20	Pool Hse	1,600	1.000	1,600
8	G	6		20	Det Fin Gar	1,050	1.000	1,050
9	M	PATC		20	Patio	576	1.000	576
Total Building Area						4,310		8,374



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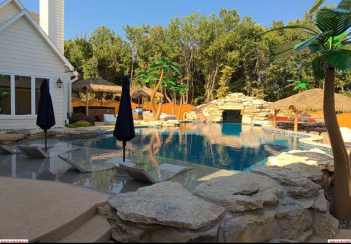
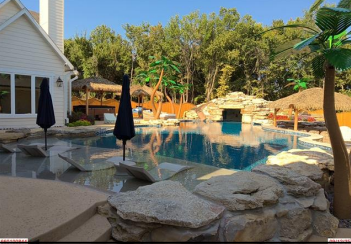
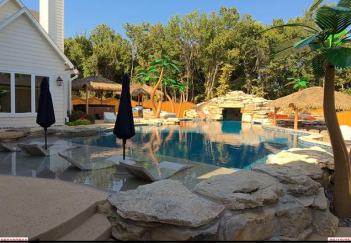

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	40x40x8	Concrete		1,257	
	Qual	6	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (64.16 x 1,257)		80,649		80,649	4,032	76,617
	GZBO	Gazebo	9x9x10	Concrete		81	
	Qual	6	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (49.89 x 81)		4,041		4,041	202	3,839
	GZBO	Gazebo	10x10x10	Concrete		100	
	Qual	6	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (49.89 x 100)		4,989		4,989	249	4,740
	GZBO	Gazebo	12x12x10	Concrete		144	
	Qual	6	Cond 3	Year 2025	Eff Age 1		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (49.52 x 144)		7,131		7,131	357	6,774