



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																				
Account 660104312 Parcel ID 000000-0-0-000637-001-0009 Cadastral ID 10-21-14-08690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337963 ELIAS, PHILIP DAVID & NANCY JEAN 12324 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 10734 N 158TH E AVE Subdivision PRESTIGE POND Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lot/Long: 36.31040358 -95.79848704																																																									
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>R21</td> <td>R23- NEW SFR</td> <td>11/2021</td> <td>08/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- NEW SFR	11/2021	08/2022																																							
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5197		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	22,638.00 x 4.21 = 95,331		
Factor Value			
Adjustments	1.0000		
Lot Value	95,331		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-9\IMG_0009.JPG 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,753 / 2,753
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,753
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	780 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	428,245	155.56 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	555,530	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	417,297		
Lot Value	95,331		
Indicated Value	512,628	186.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	512,628	186.21	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.40	Total Misc Impr	+ 12,341
Roofing Adj	+ 5.73	Garage Cost	+ 44,390
Subfloor Adj	+ -4.42	Total RCN	= 430,203
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,906
Plumbing Adj	+ 6.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 417,297
Adj Base Cost	= 135.66	Lot Value	+ 95,331
Total Area	x 2,753	Indicated Value	= 512,628
Adjusted Cost	= 373,472	Value Per SqFt	186.21

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154489	7x5		35	33.08		1,158
PRCH	Slab Porch - Covered	154490	352		352	31.77		11,183



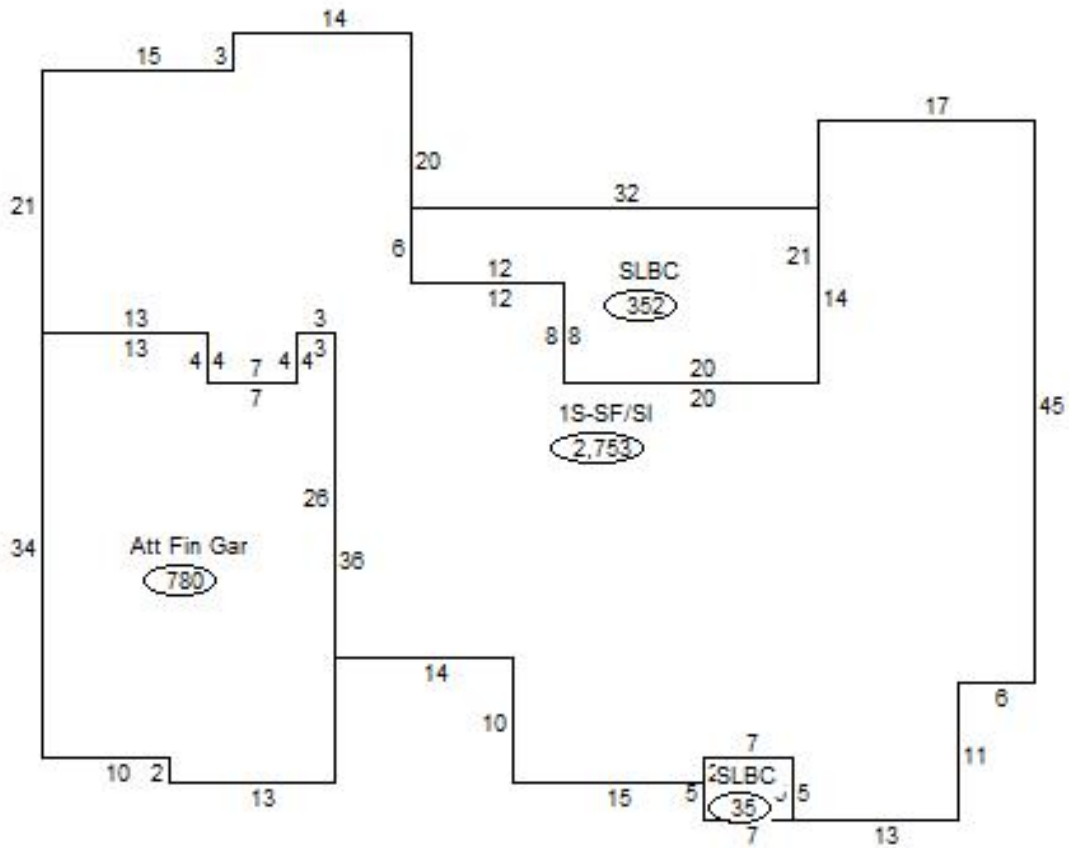
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Sketch Image

660104312



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,753	1.000	2,753
2	G	5		20	Att Fin Gar	780	1.000	780
3	M	PRCH		20	SLBC	35	1.000	35
4	M	PRCH		20	SLBC	352	1.000	352
Total Building Area						2,753		2,753