



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:12:19
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Assessment Data					Primary Image																																																				
Account 660104324 Parcel ID 000000-0-0-000637-004-0003 Cadastral ID 10-21-14-08810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344946 BENNETT, CASEY & WHITTNEY 10833 N 159TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10833 N 159TH E AVE Subdivision PRESTIGE POND Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/10/2022</p>																																																				
Legal Description Lot/Long: 36.31104942 -95.79720642																																																									
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>R22 038</td> <td>R23 NEW POOL</td> <td>04/2022</td> <td>08/2022</td> <td>85,000</td> </tr> <tr> <td>R21 000275</td> <td>R23- NEW 2711 SQ FT SFR</td> <td>07/2021</td> <td>08/2022</td> <td>235,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 038	R23 NEW POOL	04/2022	08/2022	85,000	R21 000275	R23- NEW 2711 SQ FT SFR	07/2021	08/2022	235,000																																	
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Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5378		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	23,425.00 x 4.21 =	98,645	
Factor Value			
Adjustments	1.7651		
Lot Value	174,121		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-10\IMG_0017.JF 8/10/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,832 / 2,832
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	2,832
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	814 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
Adjusted R	0.8445
Indicated Value	500,784 176.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	638,820 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	415,100
Lot Value	174,121
Indicated Value	589,221 208.06 Per SqFt
Agland Value	
Site Improvements	27,000
Total Value	616,221 217.59 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	116.01	Total Misc Impr	+	25,686
Roofing Adj	+ 6.08	Garage Cost	+	49,385
Subfloor Adj	+ -4.37	Total RCN	=	427,938
Heat/Cool Adj	+ 0.00	Depreciation (3%)	-	12,838
Plumbing Adj	+ 6.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	415,100
Adj Base Cost	= 124.60	Lot Value	+	174,121
Total Area	x 2,832	Indicated Value	=	589,221
Adjusted Cost	= 352,867	Value Per SqFt		208.06

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	7,141.75		7,142
PRCH	Slab Porch - Covered	154537	20x10		200	35.67		7,134
PRCH	Slab Porch - Covered	154538	8x5		40	36.54		1,462
PRCH	Slab Porch - Covered	154539	18x6		108	36.25		3,915
PATO	Slab Porch - Open	154542	232		232	13.29		3,083
GF	GAZEBO FAIR			1	1	2,950.00		2,950



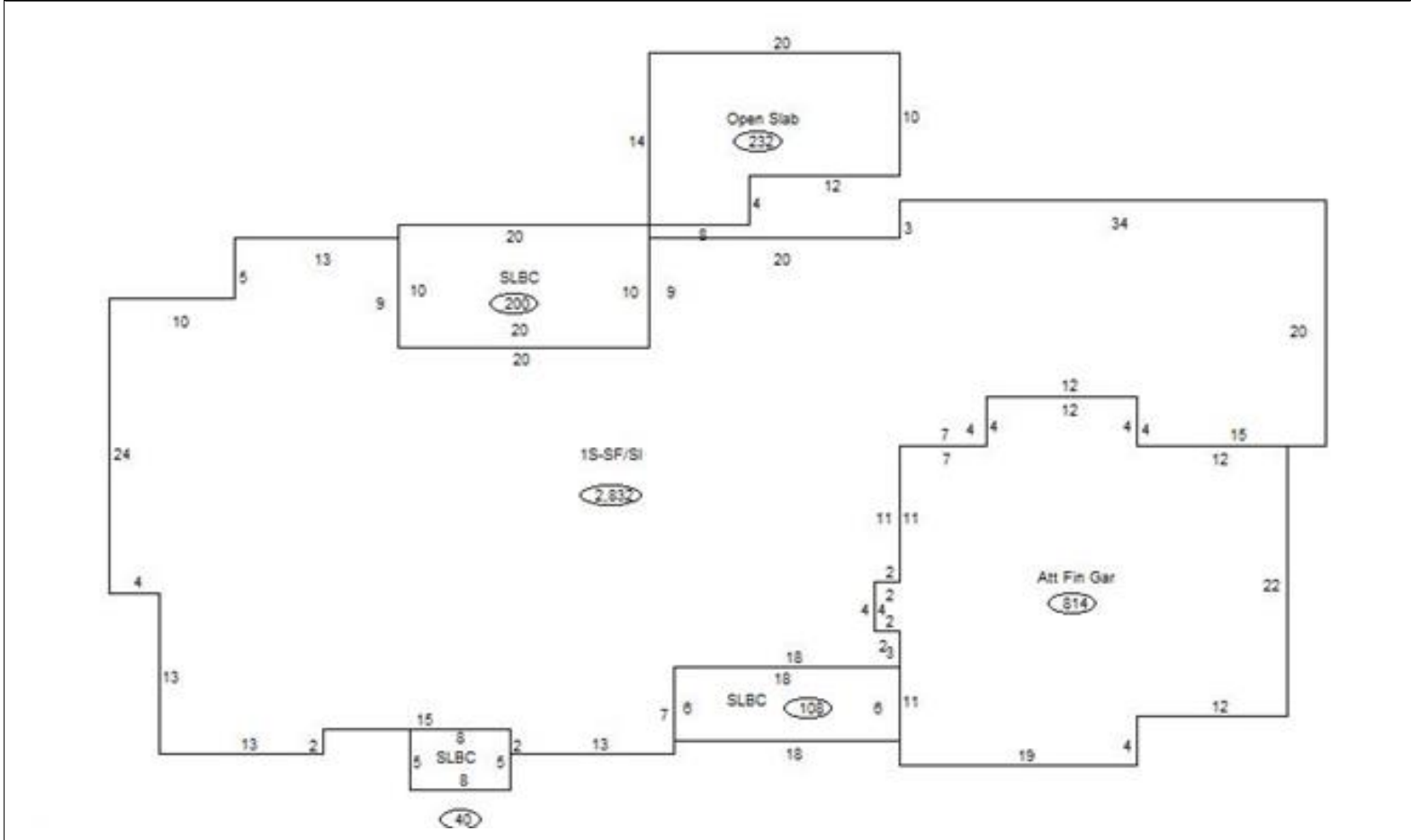
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,832	1.000	2,832
2	M	PRCH		13	SLBC	200	1.000	200
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	108	1.000	108
5	G	5		13	Att Fin Gar	814	1.000	814
6	M	PATO		13	Open Slab	232	1.000	232
Total Building Area						2,832		2,832



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SG	SWIM-GUNITE	0x0x0			1		
	Qual	5	Cond	5	Year	2022	Eff Age	2
								0
								0
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (30,000.00 x 1)		30,000		30,000	3,000	27,000		