



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:12:21
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Assessment Data					Primary Image																																																				
Account 660104325 Parcel ID 000000-0-0-000637-004-0004 Cadastral ID 10-21-14-08820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 347403 HAINES, EDWIN D & LINDA M CO-TRUSTEES HAINES TRUST 10825 N 159TH E AVE OWASSO OK 74055-0000																																																									
Parcel Location Situs 10825 N 159TH E AVE Subdivision PRESTIGE POND Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lat/Long: 36.31093136 -95.79680104 LOT 4 BLOCK 4 PRESTIGE POND					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 000265</td> <td>R23- NEW 2973 SQ FT SFR</td> <td>07/2021</td> <td>08/2022</td> <td>225,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000265	R23- NEW 2973 SQ FT SFR	07/2021	08/2022	225,000																																						
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Lot Data	Square-Foot - NBHD 1042 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5259	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	22,908.00 x 4.21 = 96,468	
Factor Value		
Adjustments	1.0563	
Lot Value	101,897	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,085 / 3,085
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,085
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	723 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

Cost Approach		Manual : 01/2025	
Base Cost	113.51	Total Misc Impr	+ 20,933
Roofing Adj	+ 6.00	Garage Cost	+ 43,864
Subfloor Adj	+ -4.35	Total RCN	= 493,211
Heat/Cool Adj	+ 17.38	Depreciation (3%)	- 14,796
Plumbing Adj	+ 6.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 478,415
Adj Base Cost	= 138.87	Lot Value	+ 101,897
Total Area	x 3,085	Indicated Value	= 580,312
Adjusted Cost	= 428,414	Value Per SqFt	188.11



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	493,589	160.00	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	560,540 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	478,415		
Lot Value	101,897		
Indicated Value	580,312	188.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	580,312	188.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154528	20x16		320	35.13		11,242
PRCH	Slab Porch - Covered	154530	10x7		70	36.42		2,549
FPPF	Fireplace - Prefabricated			1	1	7,141.75		7,142



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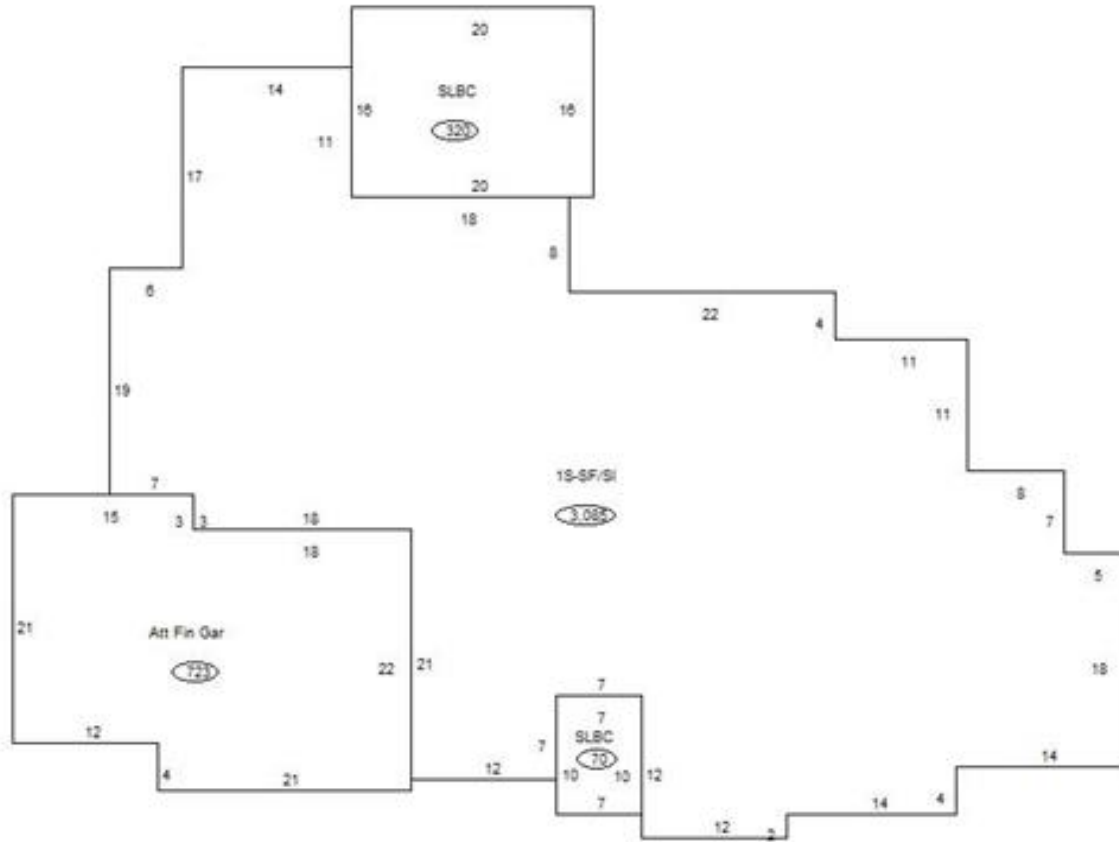
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Sketch Image

660104325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,085	1.000	3,085
2	M	PRCH		13	SLBC	320	1.000	320
3	G	5		13	Att Fin Gar	723	1.000	723
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						3,085		3,085