



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:31:25  
Page 1

Assessment Data					Primary Image																																												
<b>Account</b> 660109658 <b>Parcel ID</b> 21N14E-14-2-00000-003-0000 <b>Cadastral ID</b> 14-21-14-00130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 336752 KELTNER HOMES LLC  10521 N 161ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b>  <b>Situs</b> <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 14 / 21 / 14 / 2 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p>660109658_001.JPG 1/7/2026</p>																																												
<b>Legal Description</b> Lat/Long: 36.30581472 -95.79005259																																																	
SW NW NW					<b>Building Permits</b>																																												
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Date 04/18/2026  
Time 11:31:26  
Page 2

Lot Data	Square-Foot - UNPLATTED (ACRES) AG LAND	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,746 / 1,746
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,746
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	512 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	100.83	Total Misc Impr	+ 9,684
Roofing Adj	+ 4.29	Garage Cost	+ 17,526
Subfloor Adj	+ -1.18	Total RCN	= 239,157
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	- 2,392
Plumbing Adj	+ 5.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 236,765
Adj Base Cost	= 121.39	Lot Value	+ 236,765
Total Area	x 1,746	Indicated Value	= 236,765
Adjusted Cost	= 211,947	Value Per SqFt	135.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	236,765		
Lot Value			
Indicated Value	236,765	135.60	Per SqFt
Agland Value	1,790		
Site Improvements			
Total Value	475,320	272.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	192576	8x8		64	24.07		1,540
PATC	Patio - Covered	192577	17x10		170	17.93		3,048
FPR1	Fireplace - Residential 1 Story			2025	1	5,095.98		5,096
SHLT	STORM SHELTER (IN SFR CLOSET)			2025	1	0.00		



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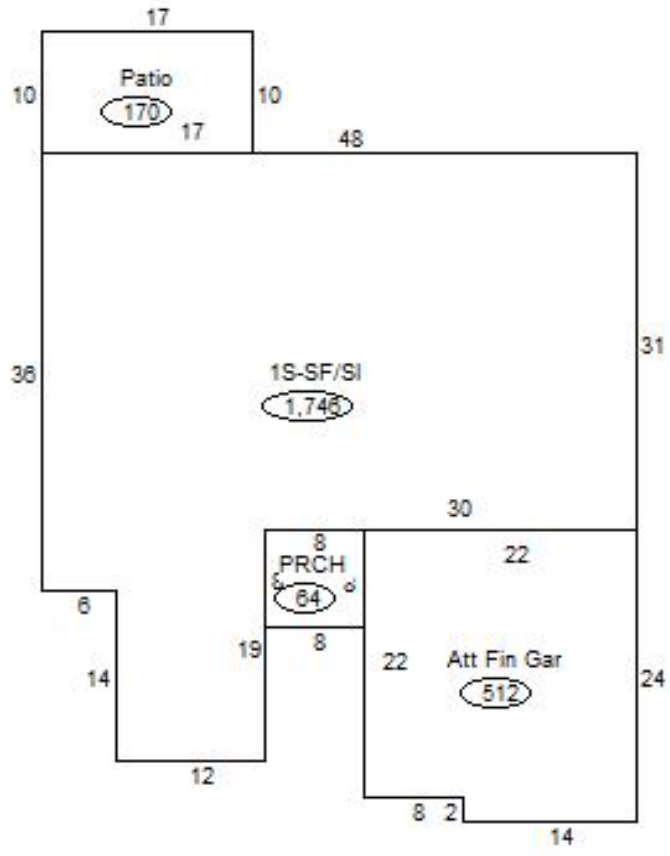
Date 04/18/2026

Time 11:31:26

Page 3

Sketch Image

660109658



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,746	1.000	1,746
2	G	5		20	Att Fin Gar	512	1.000	512
3	M	PRCH		20	PRCH	64	1.000	64
4	M	PATC		20	Patio	170	1.000	170
<b>Total Building Area</b>						<b>1,746</b>		<b>1,746</b>



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Page 4

### Agland Inventory

660109658

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			3.038	192	192	583	583
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			.171	120	120	21	21
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			4.769	213	213	1,015	1,015
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.022	85	85	171	171
<b>TMBR Totals</b>						10.000			1,790	1,790
<b>Total Agland</b>						10.000			1,790	1,790