Block: 7107	Land Desc: .88AC	Owners Name:	US BANK NA TRSTE		Land:	345,000	Exemption	Net Taxable Value	Deductions
Lot: 11	Bldg Desc: 1SF	Street Address:	13801 WIRELESS WAY	Bank: 00000	Impr:	316,400	Code:		Cd No-Ow
Qual:	Addl Lots:	City & State:	OKLAHOMA CITY, OK	Zip: 73134	Total:	661,400	Value: 0	661,400	
Card: M (#1 of 1)	Acreage: 0.850 Class: 2	Property Loc:	620 WEST DRIVE	Zone: R-75			Map: M071	PARAMUS	

SALES HISTORY

Grantor	Date	Book/Page	Price	Nu#
SAUDINO, MICHAEL BC SHERIFF	10/17/17	2933 /1680	100	12
SHAPIRO, ABRAHAM & ROZA	08/02/07	9395 /215	1250000	
ALON, EDWARD & SANDRA K.	01/31/05	08790/00812	925000	
IANUZZI, JOSEPH & CARLENE	04/29/96	7876 /548	355000	-1

ASSESSMENT HISTORY

Year	Land	Impr	Total
2019	345000	316400	661400
2020	345000	316400	661400

BUILDING PERMITS/REMARKS

Date	Work Description	Amount	Compl.
11/07/01	DECK	17000	00/00/00

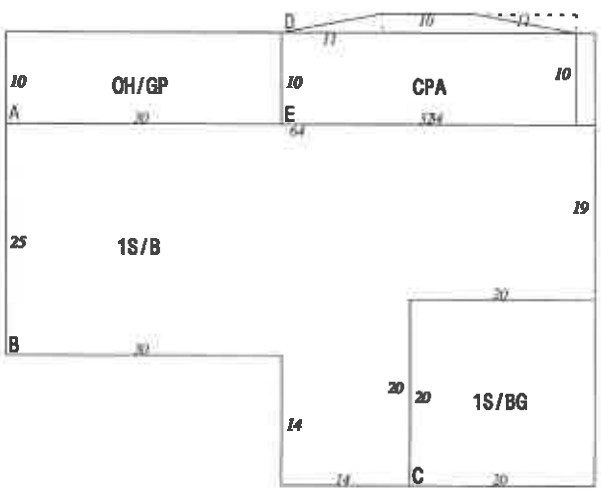
LAND CALCULATIONS

Frt	Rr	SB	T	FF	Avg	Tabl	EqF	Rate	Site	Cond	Value

Units	Rate	Site	Cond			Value
0.250 AC	200000	235000	100	100	100	285000
0.600 AC	100000		100	100	100	60000

Net Adj: 100.00 SF: 37,026 Auto: Y Land Value: 345,000

*2020 NOTES: VACANT.



A:OH/GP	cd10r30	300
B:1S/B	d10cd25r30d14r14u20r20u19l64	1676
C:1S/BG	d29r44cd20r20	400
D:WD	u2r41cs2w11d10r32u10n2w11l10	362
E:CPA	r30cd10r34	340
F:		0
G:		0
H:		0
I:	M:	
J:	N:	
K:	O:	
L:	P:	

Scale: 20

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SITE INFORMATION

Road: PAVED	Utilities:
Curbs: YES	Sewer: YES
Sidewalk: YES	Water: YES
Measured: CY	Gas: YES
Inspected: E 02/24/20	Topo: LEVEL
	Neigh: 18
	VCS: A018

BUILDING INFORMATION

Type and Use: ONE FAMILY	Class/Quality: 17
Story Height: ONE STORY	Condition: FAIR
Style: RANCH	Year Built/EffA: 1954 / 65 (Y)
Exterior Finish: WOOD SIDING	Windows: ESTIMATED
Roof Type: GABLE	Livable Area: 2376 SF
Roof Material: ASPHALT SHINGLE	Interior Cond: AVERAGE
Foundation: CONC/CIND BLK	Interior Wall: SR/PL
Baths: M:3	A:1 O:
Kitchens: M:1	A: O:

ROOM COUNT

	B	1	2	3/A	Tot
Living Rm		1			1
Dining Rm		1			1
Kitchen		1			1
Dinette					
5 Fixt Bath					
4 Fixt Bath					
3 Fixt Bath	1	2			3
2 Fixt Bath		1			1
Bed Room		4			4
Fam Room	1				1
Den/Other					

Old B: 7107 7
Old L: 11 08/24/20

RESIDENTIAL COST APPROACH

Basement

BASEMENT	1676 x	9.540 +	2160	x1.15	x1.00=	20871
BASEMENT FIN	1625 x	13.410 +	1296	x1.15	x1.00=	26550

Main Bldg

FIRST STORY	2076 x	59.220 +	26620	x1.00	x1.00=	149561
UPPER STORY	300 x	41.880 +	8127	x1.00	x1.00=	20691

Heat/AC

FORCED HOT AIR	4001 x	2.820 +	0	x1.15	x1.00=	12975
AC ADDED TO HOT	4001 x	1.790 +	0	x1.12	x1.00=	8021

Plumbing

3 FIXTURE BATH	3- 1 x	2595.000 +	0	x1.12	x1.00=	5813
2 FIXTURE BATH	1 x	1895.000 +	0	x1.12	x1.00=	2122

Fireplace

FIREPLACE 1STY	1 x	4245.000 +	0	x1.15	x1.00=	4882

Attic

Deck/Patio/Garage/Misc

DECK	362 x	5.203 +	203	x1.15	x1.00=	2399
PATIO	340 x	5.203 +	203	x1.15	x1.00=	2268
GLAZED PORCH	300 x	27.150 +	1060	x1.15	x1.00=	10586
BASEMENT GARAGE	400 x	14.830 +	2440	x1.13	x1.00=	9460

Base Cost: 276199	CCF: 160 CLA: 100	Cost New:	441918
Phys Depr: 31.24(Y)	Func Depr:	Net Depr:	68.76
Loc Depr:	Mkt+: Mkt-:	Bldg Value:	303868

Detached Items:

DETACHED GA	672 x	16.810 +	2562	x1.13	x0.50 x1.60=	12528

Land: 345,000 Impr: 316,400 Total: 661,400