



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 660002243 Parcel ID 000000-00-0-00216-005-0014 Cadastral ID 03-21-14-01800 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 16 - OWASSO/COLL FIRE Name ID 136844 MORGANS, LEE WAYNE SR & JANET S REVOCABLE LIVING TRUST 16110 E 96TH ST N OWASSO OK 74055-0000																																																						
Parcel Location Situs 12119 N 151ST E AVE Subdivision COUNTRY FARE SUB Lot/Block 0014 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 14 / 5 Neighborhood 1047 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.33030070 -95.80548748					Building Permits																																																	
LOT 14 BLOCK 5 COUNTRY FARE SUB					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	MORGANS, LEE W SR &	07/01/2022	0	4																																													
					1916/272	RCB BANK	11/26/2007	47,000	3																																													
					1879/878	REED, BENJIMAN L	06/27/2007	0	10																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2008</td> <td>Land Value 65,763</td> <td>21,309</td> <td>11%</td> <td>2,344</td> <td>Assessed</td> <td>5,468</td> <td>535.65</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 51,503</td> <td>28,402</td> <td> </td> <td>3,124</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 117,266</td> <td>49,711</td> <td> </td> <td>5,468</td> <td>Total Taxable</td> <td>5,468</td> <td>536.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2008	Land Value 65,763	21,309	11%	2,344	Assessed	5,468	535.65	Year Frozen	0	Improvements 51,503	28,402		3,124	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 117,266	49,711		5,468	Total Taxable	5,468	536.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002243	MORGANS, LEE WAYNE SR &	16	116,364	0	5,207	510.00																																															
2024	2024-660002243	MORGANS, LEE WAYNE SR &	16	104,680	0	4,960	477.00																																															
2023	2023-660002243	MORGANS, LEE WAYNE SR &	16	43,477	0	4,724	443.00																																															
2022	2022-660002243	MORGANS, LEE WAYNE SR &	16	43,477	0	4,499	441.00																																															
2021	2021-660002243	MORGANS, LEE W SR &	16	41,643	0	4,285	415.00																																															
2020	2020-660002243	MORGANS, LEE W SR &	16	37,098	0	4,081	394.00																																															
2019	2019-660002243	MORGANS, LEE W SR &	16	37,458	0	4,120	398.00																																															
2018	2018-660002243	MORGANS, LEE W SR &	16	47,173	0	5,189	483.00																																															
2017	2017-660002243	MORGANS, LEE W SR &	16	46,670	0	5,134	483.00																																															
2016	2016-660002243	MORGANS, LEE W SR &	16	45,639	0	5,020	473.00																																															
2015	2015-660002243	MORGANS, LEE W SR &	16	44,914	0	4,941	469.00																																															
2014	2014-660002243	MORGANS, LEE W SR &	16	46,917	0	5,161	494.00																																															
2013	2013-660002243	MORGANS, LEE W SR &	16	50,963	0	5,261	493.00																																															



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Lot Data		Square-Foot - NBHD 1047 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.6907		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	30,086.00 x 2.19 = 65,763		
Factor Value			
Adjustments	1.0000		
Lot Value	65,763		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-6-29\IMG_005 7/1/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1968 / 58

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	90,195	64.43	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.06	Total Misc Impr	+	8,228			
Roofing Adj	+ 4.13	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	164,328			
Heat/Cool Adj	+ 10.30	Depreciation (72%)	-	118,316			
Plumbing Adj	+ 3.58	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	46,012			
Adj Base Cost	= 111.50	Lot Value	+	65,763			
Total Area	x 1,400	Indicated Value	=	111,775			
Adjusted Cost	= 156,100	Value Per SqFt		79.84			

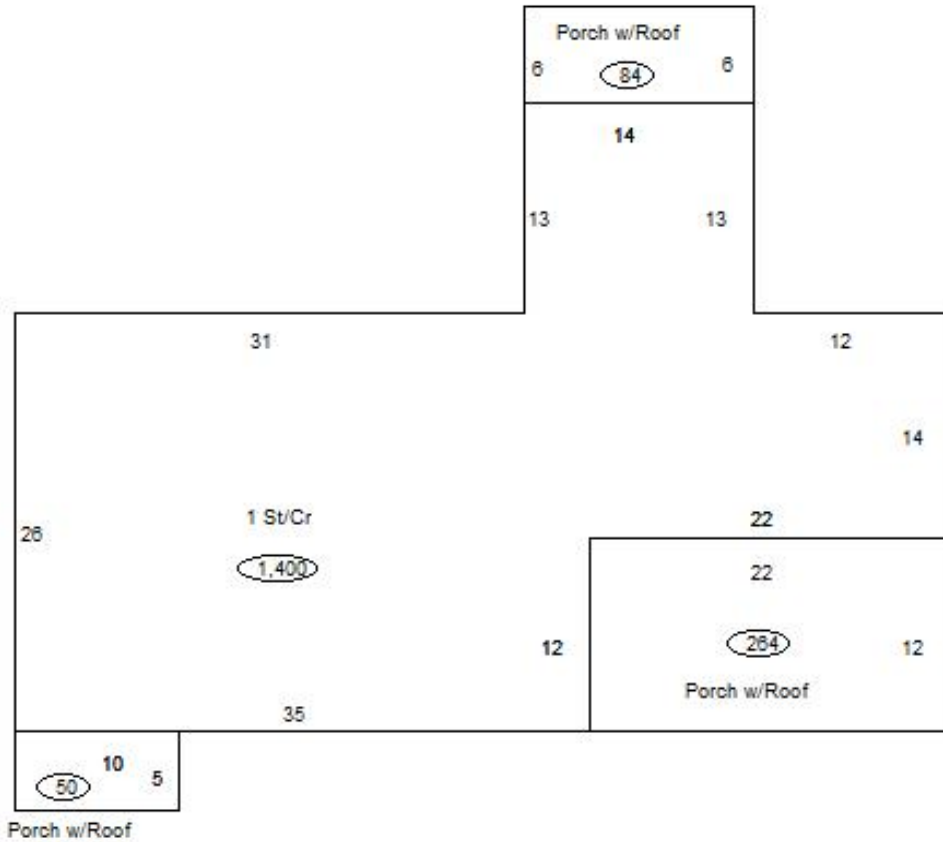
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	46,012		
Lot Value	65,763		
Indicated Value	111,775	79.84	Per SqFt
Agland Value			
Site Improvements	5,491		
Total Value	117,266	83.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	5967	22x12		264	20.47		5,404
PRCH	SLAB PORCH - COVERED	5968	10x5		50	21.14		1,057
PRCH	SLAB PORCH - COVERED	5969	14x6		84	21.03		1,767



Sketch Image

660002243



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,400	1.000	1,400
2	M	PRCH		13	SLBC	264	1.000	264
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,400		1,400



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			624
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 624)		9,984	9,984	4,493	5,491	