



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:26:00  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011729 <b>Parcel ID</b> 000000-00-0-00873-006-0003 <b>Cadastral ID</b> 11-21-14-05480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 124094 MORRIS, SHAWN A  7209 S 228TH E AVE BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 16605 E 109TH ST N <b>Subdivision</b> VILLAGE <b>Lot/Block</b> 0003 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 14 / 5 <b>Neighborhood</b> 1047 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31267390 -95.78822798 LOT 3 BLOCK 6 VILLAGE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2849	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	55,972.00 x 1.67 = 93,720	
Factor Value		
Adjustments	1.0000	
Lot Value	93,720	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,996 / 1,996
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,996
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	110.44	Total Misc Impr	+ 12,354				
Roofing Adj	+ 4.59	Garage Cost	+ 16,627				
Subfloor Adj	+ -2.43	Total RCN	= 298,481				
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	- 131,332				
Plumbing Adj	+ 9.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 167,149				
Adj Base Cost	= 135.02	Lot Value	+ 93,720				
Total Area	x 1,996	Indicated Value	= 260,869				
Adjusted Cost	= 269,500	Value Per SqFt	130.70				



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-30\ 8/30/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	243,460	121.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	293,050		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,149		
Lot Value	93,720		
Indicated Value	260,869	130.70	Per SqFt
Agland Value			
Site Improvements	25,410		
Total Value	286,279	143.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	27878	11x11		121	26.55		3,213
PRCH	SLAB PORCH - COVERED	27879	19x7		133	26.51		3,526



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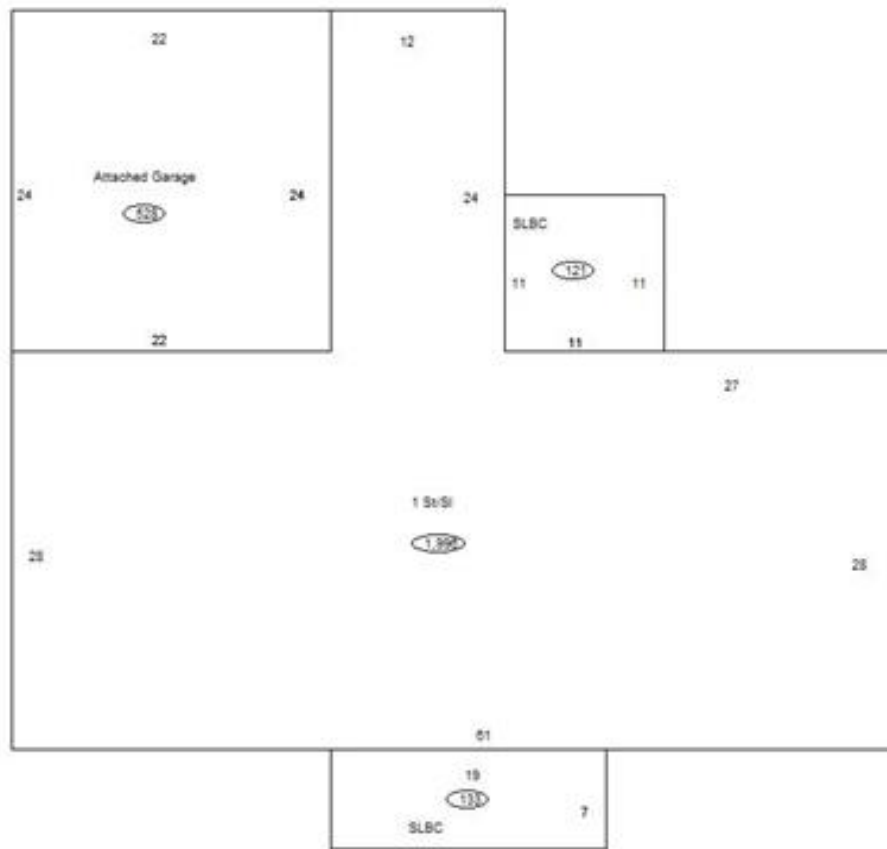
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,996	1.000	1,996
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	121	1.000	121
4	M	PRCH		10	SLBC	133	1.000	133
<b>Total Building Area</b>						1,996		1,996



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30.25 x 1,200)		36,300		36,300	10,890	25,410