



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:12:58
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013694 Parcel ID 21N14E-14-3-00000-000-0000 Cadastral ID 14-21-14-00700 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 259741 REED, KENNETH F & CAROL D 9702 N 161ST E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 09702 N 161ST E AVE Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 14 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29441542 -95.79370518 NW SW SW SW					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Time 22:12:58
Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.6001 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 113,259.00 x .43 = 49,224 Factor Value Adjustments 1.0000 Lot Value 49,224		

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	1,578 / 1,578
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_005; 8/16/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	113,793	72.11	Per SqFt

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	+	6,541			
Roofing Adj	+ 4.28	Garage Cost	+				
Subfloor Adj	+ 1.17	Total RCN	=	201,566			
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	114,893			
Plumbing Adj	+ 5.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	86,673			
Adj Base Cost	= 123.59	Lot Value	+	49,224			
Total Area	x 1,578	Indicated Value	=	135,897			
Adjusted Cost	= 195,025	Value Per SqFt		86.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	86,673		
Lot Value	49,224		
Indicated Value	135,897	86.12	Per SqFt
Agland Value			
Site Improvements	7,538		
Total Value	143,435	90.90	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	32787	12x5		60	24.08		1,445



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Time 22:12:58

Page 3

Sketch Image

660013694



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,578	1.000	1,578
2	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,578		1,578



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 Page 4

660013694

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			640	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 640)	20,019		20,019	13,012	7,007
	STA	STG AVG	0x0x0			168	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (7.02 x 168)	1,179		1,179	648	531
	STF	STG FAIR	14x16x0			224	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 224)	1,048		1,048	1,048	
	CPDT	CARPORT - DETACHED	12x16x0			192	
	Qual	2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (9.22 x 192)	1,770		1,770	1,770	