



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:09:54  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013722 <b>Parcel ID</b> 000000-00-0-00423-003-0002 <b>Cadastral ID</b> 14-21-14-02620 <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> 339495 MORTON, TREASA L & DEBRA J SMITH  16140 E 99TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16140 E 99TH ST N <b>Subdivision</b> L&M HOMES <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29711664 -95.79146266																																																																																																																									
<b>LOTS 1 &amp; 2 BLOCK 3 L &amp; M HOMES</b>					<b>Building Permits</b> <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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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1247 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,990.00 x 1.22 = 59,886 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,886		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	2,110 / 2,110
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,110
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	208,594	98.86	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	286,930		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.07	<b>Total Misc Impr</b>	+	29,057			
<b>Roofing Adj</b>	+ 4.21	<b>Garage Cost</b>	+	14,325			
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	=	309,938			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	-	145,671			
<b>Plumbing Adj</b>	+ 6.67	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	164,267			
<b>Adj Base Cost</b>	= 126.33	<b>Lot Value</b>	+	59,886			
<b>Total Area</b>	x 2,110	<b>Indicated Value</b>	=	224,153			
<b>Adjusted Cost</b>	= 266,556	<b>Value Per SqFt</b>		106.23			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	164,267		
<b>Lot Value</b>	59,886		
<b>Indicated Value</b>	224,153	106.23	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,955		
<b>Total Value</b>	233,108	110.48	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	32862	18x9		162	23.71		3,841
EPSW	ENCLOSED PORCH - SOLID WALL	32863	330		330	60.97		20,120



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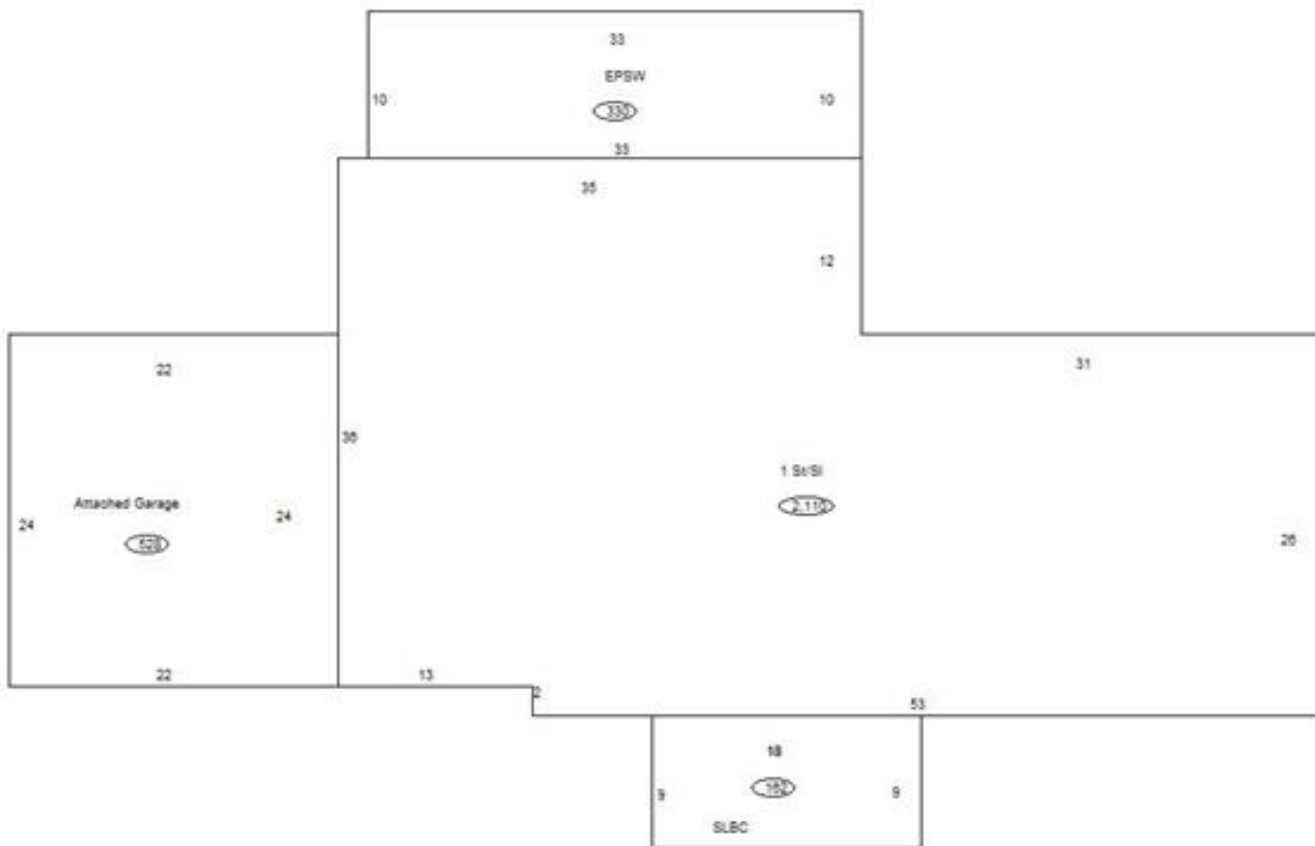
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### Sketch Image

660013722



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,110	1.000	2,110
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	162	1.000	162
4	M	EPSW		10	EPSW	330	1.000	330
<b>Total Building Area</b>						<b>2,110</b>		<b>2,110</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LF	LOAFING SHED	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 360)	1,534		1,534	767	767
	LF	LOAFING SHED	0x0x0			1,140	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 1,140)	4,856		4,856	2,428	2,428
	DTGF	DETACHED GARAGE FAIR	0x0x0			720	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 720)	11,520		11,520	5,760	5,760