



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:29:29
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Assessment Data					Primary Image																																																																																																																				
Account 660013735 Parcel ID 000000-00-0-00519-001-0001 Cadastral ID 14-21-14-02750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 308732 SUTTON, DAVID & KAREN A 9898 N 165TH E AVE OWASSO OK 74055-5264 Parcel Location Situs 09898 N 165TH E AVE Subdivision MORGANS ACRES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30005753 -95.78814994																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.131		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,266.00 x 1.22 = 60,052		
Factor Value			
Adjustments	1.0000		
Lot Value	60,052		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_000' 8/12/2022

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	1,723 / 1,723
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,723
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,343	104.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	286,100 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.94	Total Misc Impr	+ 25,605
Roofing Adj	+ 4.40	Garage Cost	+ 13,720
Subfloor Adj	+ -1.15	Total RCN	= 254,200
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 122,016
Plumbing Adj	+ 6.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 132,184
Adj Base Cost	= 124.71	Lot Value	+ 60,052
Total Area	x 1,723	Indicated Value	= 192,236
Adjusted Cost	= 214,875	Value Per SqFt	111.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,184		
Lot Value	60,052		
Indicated Value	192,236	111.57	Per SqFt
Agland Value			
Site Improvements	8,640		
Total Value	200,876	116.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32909	187		187	23.61		4,415
EPSW	ENCLOSED PORCH - SOLID WALL	32910	348		348	60.89		21,190



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x30x0			900
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 900)		14,400	14,400	5,760	8,640	