



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	660013740																																																
Parcel ID	000000-00-0-00519-001-0007																																																
Cadastral ID	14-21-14-02801																																																
Property Type	REAL - Real Property																																																
Property Class	RRP	VI Area 4																																															
Tax Area	3 - OWASSO RURAL/NO FIRE																																																
Name ID	135404																																																
KEITH, DONALD																																																	
TRUSTEE																																																	
JANICE KEITH FAMILY TRUST																																																	
9820 N 165TH E AVE																																																	
OWASSO OK 74055-0000																																																	
Parcel Location																																																	
Situs	09820 N 165TH E AVE																																																
Subdivision	MORGANS ACRES																																																
Lot/Block	0007 / 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 Lat/Long: 36.29734797 -95.78818421																																																	
Building Permits																																																	
LOT 7 BLOCK 1 MORGANS ACRES																																																	
Exemptions																																																	
Code	Type	Active	Maximum	Exemption	Sale History																																												
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code																																								
<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>0</td> <td>Land Value 60,797</td> <td>21,038</td> <td>11%</td> <td>2,314</td> <td>Assessed</td> <td>6,891</td> <td>675.04</td> </tr> <tr> <td>Year Frozen</td> <td>2005</td> <td>Improvements 120,246</td> <td>41,609</td> <td></td> <td>4,577</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>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 181,043</td> <td>62,647</td> <td></td> <td>6,891</td> <td>Total Taxable</td> <td>5,891</td> <td>577.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 60,797	21,038	11%	2,314	Assessed	6,891	675.04	Year Frozen	2005	Improvements 120,246	41,609		4,577	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 181,043	62,647		6,891	Total Taxable	5,891	577.00
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Parcel Valuation																																																	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-660013740	KEITH, DONALD	3	180,128	1000	5,891	577.00																																										
2024	2024-660013740	KEITH, DONALD	3	190,923	1000	5,891	566.00																																										
2023	2023-660013740	KEITH, DONALD	3	134,093	1000	5,891	552.00																																										
2022	2022-660013740	KEITH, DONALD & JANICE TRUSTEE	3	129,333	1000	6,841	670.00																																										
2021	2021-660013740	KEITH, DONALD & JANICE TRUSTEE	3	130,031	1000	6,841	662.00																																										
2020	2020-660013740	KEITH, DONALD & JANICE TRUSTEE	3	131,766	1000	6,841	661.00																																										
2019	2019-660013740	KEITH, DONALD & JANICE TRUSTEE	3	125,422	1000	6,840	661.00																																										
2018	2018-660013740	KEITH, DONALD & JANICE TRUSTEE	3	135,810	1000	6,841	637.00																																										
2017	2017-660013740	KEITH, DONALD & JANICE TRUSTEE	3	134,618	1000	6,840	643.00																																										
2016	2016-660013740	KEITH, DONALD & JANICE TRUSTEE	3	131,314	1000	6,841	644.00																																										
2015	2015-660013740	KEITH, DONALD & JANICE TRUSTEE	3	132,567	1000	6,841	649.00																																										
2014	2014-660013740	KEITH, DONALD & JANICE TRUSTEE	3	137,675	1000	6,841	655.00																																										
2013	2013-660013740	KEITH, DONALD & JANICE TRUSTEE	3	132,153	1000	6,841	641.00																																										



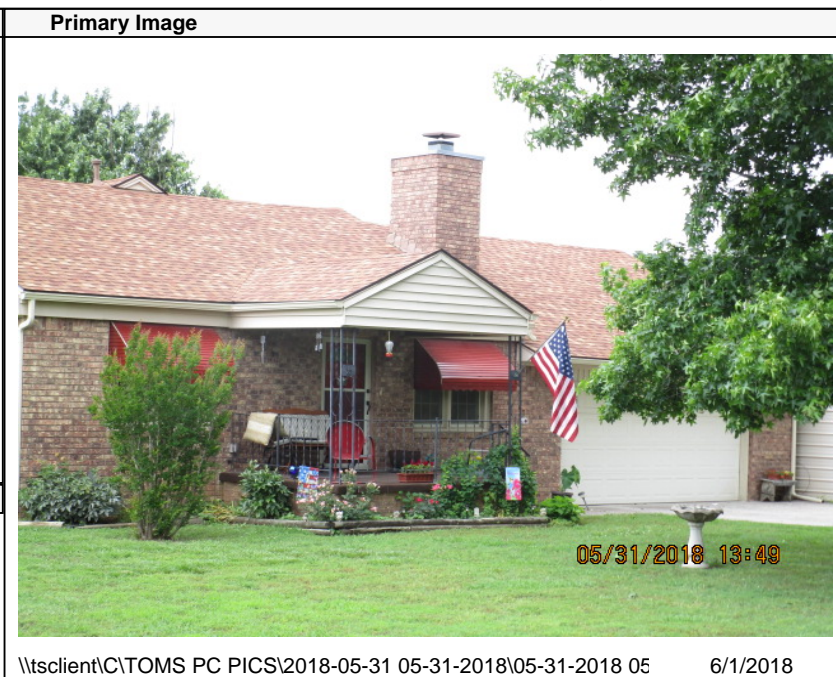
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	1.1595		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	50,509.00 x 1.20 = 60,797		
Factor Value			
Adjustments	1.0000		
Lot Value	60,797		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,184 / 2,184
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	744 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	209,921	96.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	302,050		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.24	Total Misc Impr	+ 5,416
Roofing Adj	+ 4.12	Garage Cost	+ 19,091
Subfloor Adj	+ 1.21	Total RCN	= 279,642
Heat/Cool Adj	+ 11.47	Depreciation (57%)	- 159,396
Plumbing Adj	+ 4.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 120,246
Adj Base Cost	= 116.82	Lot Value	+ 60,797
Total Area	x 2,184	Indicated Value	= 181,043
Adjusted Cost	= 255,135	Value Per SqFt	82.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,246		
Lot Value	60,797		
Indicated Value	181,043	82.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,043	82.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32921	11x9		99	23.96		2,372
EPSW	ENCLOSED PORCH - SOLID WALL	32922	8x6		48	63.41		3,044



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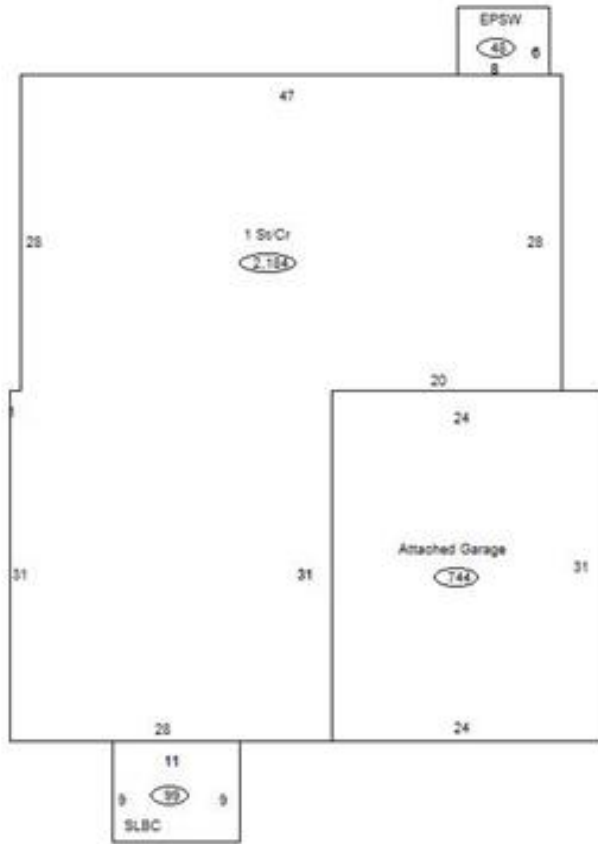
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,184	1.000	2,184
2	G	1		13	Attached Garage	744	1.000	744
3	M	PRCH		13	SLBC	99	1.000	99
4	M	EPSW		13	EPSW	48	1.000	48
Total Building Area						2,184		2,184



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			96
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 96)	1,006		1,006	1,006	
	STF	STG FAIR	0x0x0			280
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 280)	1,310		1,310	1,310	