



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660013750 Parcel ID 000000-00-0-00519-002-0002 Cadastral ID 14-21-14-02900 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 290137 MONTGOMERY, BRENDA G 9953 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09953 N 165TH E AVE Subdivision MORGANS ACRES Lot/Block 0002 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	0		
Units Buildable			
Non-Ag Acres	1.1243		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,974.00 x 1.22 = 59,876		
Factor Value			
Adjustments	1.0000		
Lot Value	59,876		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_001 8/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,040 / 2,902
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,040
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	775 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	331,301	114.16	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	376,150 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.58	Total Misc Impr	+ 14,379				
Roofing Adj	+ 3.29	Garage Cost	+ 23,087				
Subfloor Adj	+ -1.54	Total RCN	= 370,093				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 85,121				
Plumbing Adj	+ 7.65	Lump Sums	+ 2,631				
Basement Adj	+ 0.00	RCNLD	= 287,603				
Adj Base Cost	= 114.62	Lot Value	+ 59,876				
Total Area	x 2,902	Indicated Value	= 347,479				
Adjusted Cost	= 332,627	Value Per SqFt	119.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	287,603		
Lot Value	59,876		
Indicated Value	347,479	119.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	347,479	119.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	32943	39x8		312	25.95		8,096
PRCH	SLAB PORCH - COVERED	32944	24x10		240	26.18		6,283
WODO	WOOD DECK - OPEN	32945	19x15		285	17.75	48%	2,631



Rogers

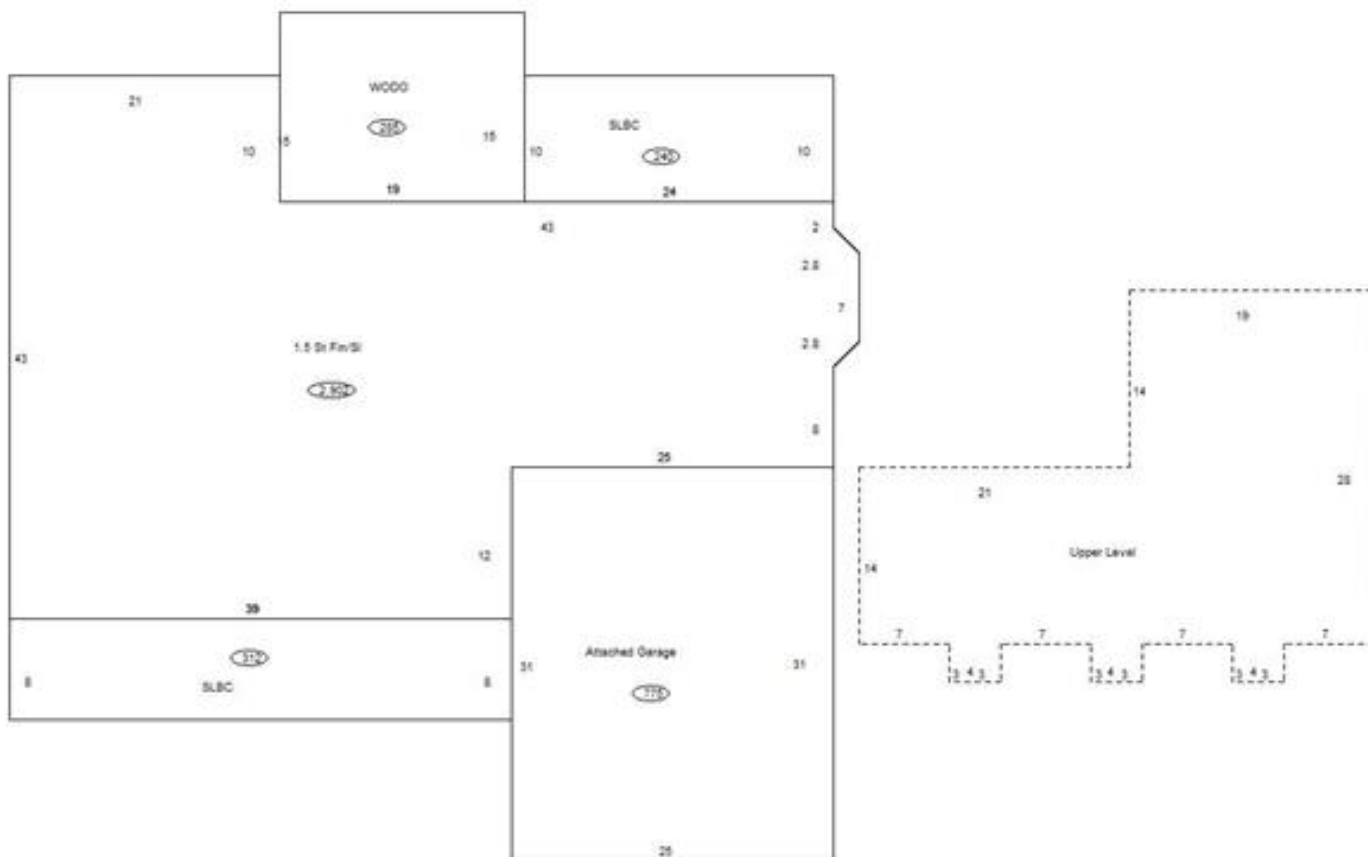
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Sketch Image

660013750



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,040	1.423	2,902
2	G	1		10	Attached Garage	775	1.000	775
3	M	PRCH		10	SLBC	312	1.000	312
4	M	PRCH		10	SLBC	240	1.000	240
5	M	WODO		10	WODO	285	1.000	285
6	U	^UL	Overhang	10	Upper Level	862	1.000	862
Total Building Area						2,040		2,902