



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:16:39  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013751 <b>Parcel ID</b> 000000-00-0-00519-002-0026 <b>Cadastral ID</b> 14-21-14-02920 <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> 326990 TOLEDO, ALFREDO CARVAJAL & KARLA A CARVAJAL  9903 N 165TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09903 N 165TH E AVE <b>Subdivision</b> MORGANS ACRES <b>Lot/Block</b> 0026 / 0002 <b>Parcel Size</b> 4 - 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: 36.29892525 -95.78697139 LOTS 3,4,25 & 26 BLOCK 2 & W/2 VAC ST ADJ TO BLOCK 2 MORGANS ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.2757	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	99,130.00 x .88 = 86,847	
Factor Value		
Adjustments	1.0000	
Lot Value	86,847	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Stone 25% Frame, Siding, Wood
Base/Total Area	1,932 / 1,932
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	
Remodel	
Year/Eff Age	1960 / 50



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	131,491	68.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	222,250		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,711		
Lot Value	86,847		
Indicated Value	206,558	106.91	Per SqFt
Agland Value			
Site Improvements	3,520		
Total Value	210,078	108.74	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.25	Total Misc Impr	+	0			
Roofing Adj	+ 4.20	Garage Cost	+				
Subfloor Adj	+ 1.21	Total RCN	=	236,728			
Heat/Cool Adj	+ 11.47	Depreciation ( 57%)	-	134,935			
Plumbing Adj	+ 5.40	Lump Sums	+	17,918			
Basement Adj	+ 0.00	RCNLD	=	119,711			
Adj Base Cost	= 122.53	Lot Value	+	86,847			
Total Area	x 1,932	Indicated Value	=	206,558			
Adjusted Cost	= 236,728	Value Per SqFt		106.91			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	32948	24x16		384	28.09		10,787
WODC	WOOD DECK - COVERED	32949	16x12		192	37.14		7,131



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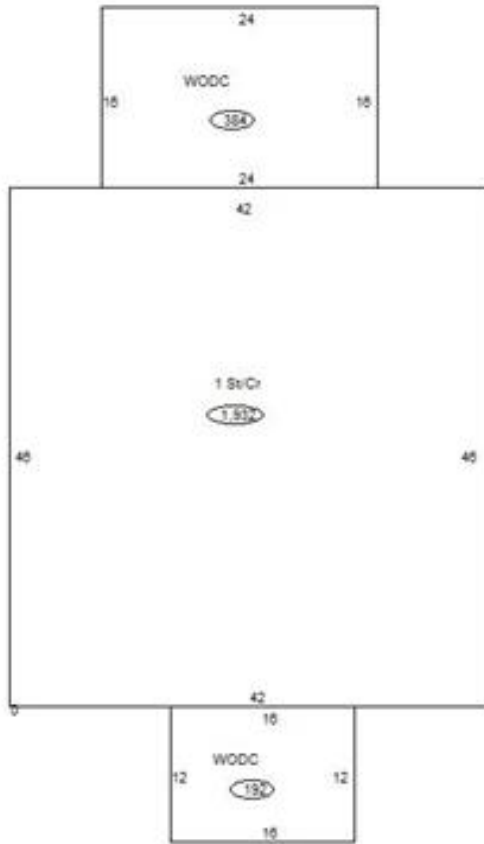
Date 04/18/2026

Time 07:16:40

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Sketch Image

660013751



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,932	1.000	1,932
2	M	WODC		13	WODC	384	1.000	384
3	M	WODC		13	WODC	192	1.000	192
<b>Total Building Area</b>						1,932		1,932



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			480
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.48 x 480)	5,030		5,030	5,030
	LT	LEAN-TO	0x0x0			264
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.92 x 264)	771		771	771
	LT	LEAN-TO	0x0x0			189
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.92 x 189)	552		552	552
	DTGF	DETACHED GARAGE FAIR	0x0x0			440
	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 440)	7,040		7,040	3,520
	CPDT	CARPORT - DETACHED	20x25x0			500
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.84 x 500)	5,420		5,420	5,420