



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 660013780 Parcel ID 000000-00-0-00521-003-0008 Cadastral ID 14-21-14-03310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 280469 SELVIDGE, BART L 9830 N 167TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09830 N 167TH E AVE Subdivision MORGANS ACRES AMD Lot/Block 0008 / 0003 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: 36.29686546 -95.78598392																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.097		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	47,785.00 x 1.24 = 59,163		
Factor Value			
Adjustments	1.0000		
Lot Value	59,163		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_002 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, Stone
Base/Total Area	1,588 / 1,588
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,588
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,177	120.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	282,530 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.20	Total Misc Impr	+ 31,829				
Roofing Adj	+ 4.27	Garage Cost	+ 13,373				
Subfloor Adj	+ -1.16	Total RCN	= 251,086				
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 112,989				
Plumbing Adj	+ 8.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 138,097				
Adj Base Cost	= 129.65	Lot Value	+ 59,163				
Total Area	x 1,588	Indicated Value	= 197,260				
Adjusted Cost	= 205,884	Value Per SqFt	124.22				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,097		
Lot Value	59,163		
Indicated Value	197,260	124.22	Per SqFt
Agland Value			
Site Improvements	25,653		
Total Value	222,913	140.37	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	32998	16x9		144	23.78		3,424
EPSW	ENCLOSED PORCH - SOLID WALL	32999	24x16		384	60.70		23,309



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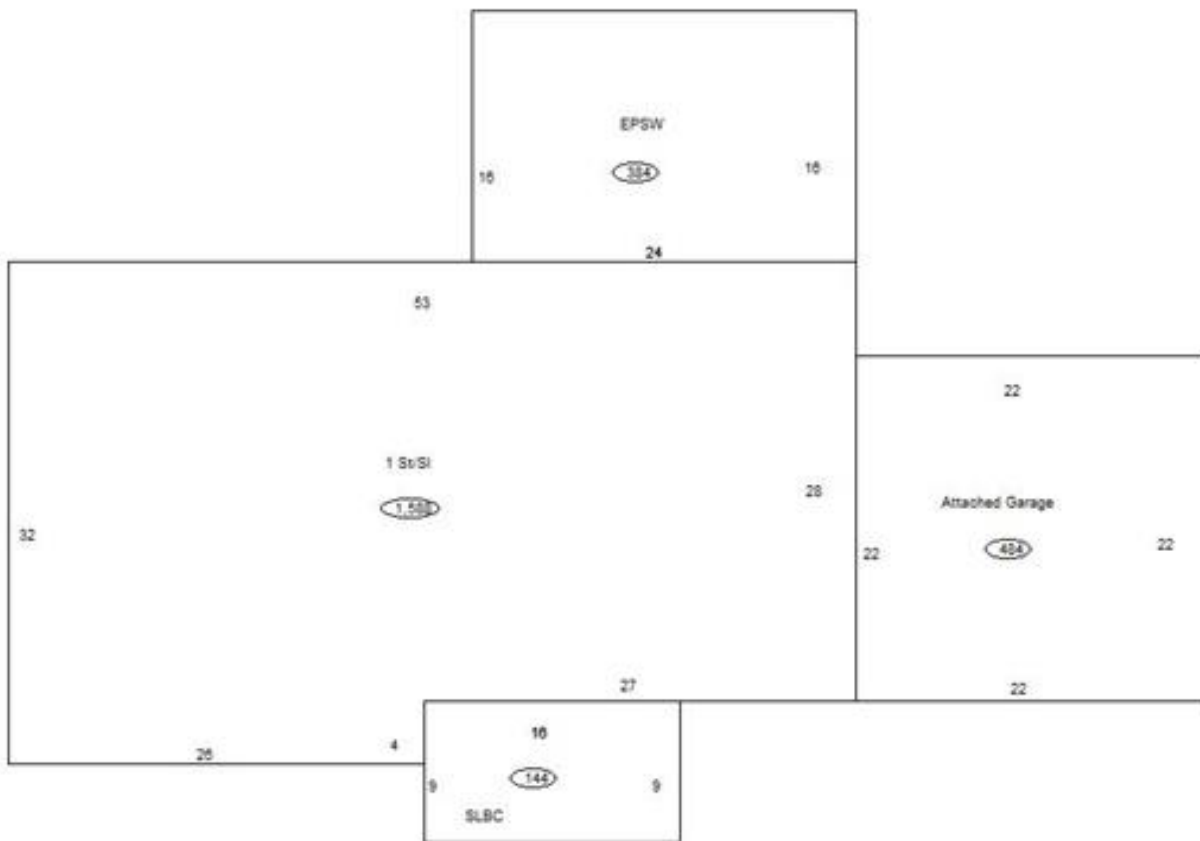
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,588	1.000	1,588
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	144	1.000	144
4	M	EPSW		10	EPSW	384	1.000	384
Total Building Area						1,588		1,588



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	8x12x0			96
	Qual	2	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (2.92 x 96)		280		280	280
	UTIL	SHOP BUILDING	24x30x0			720
	Qual	2	Cond 3	Year	2014	Eff Age 9
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (35.24 x 720)		25,373		25,373	25,373
	BARN	BARN	0x0x0			168
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (10.48 x 168)		1,761		1,761	1,761
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000