



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:50:47
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Assessment Data					Primary Image																																																																																																																				
Account 660013783 Parcel ID 000000-00-0-00521-003-0014 Cadastral ID 14-21-14-03350 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 334199 COUSIMANO, JOSEPH III & ELIZABETH N 9640 N 167TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09640 N 167TH E AVE Subdivision MORGANS ACRES AMD Lot/Block 0014 / 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: 36.29459546 -95.78599070																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1172		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	48,667.00 x 1.23 = 59,692		
Factor Value			
Adjustments	1.0000		
Lot Value	59,692		



\\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	4 - Good
Architecture	0
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,372 / 1,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1960 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	197,739	144.12	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	269,080 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.61	Total Misc Impr	+ 21,533
Roofing Adj	+ 6.15	Garage Cost	+ 27,948
Subfloor Adj	+ 0.00	Total RCN	= 263,047
Heat/Cool Adj	+ 16.31	Depreciation (43%)	- 113,110
Plumbing Adj	+ 14.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 149,937
Adj Base Cost	= 155.66	Lot Value	+ 59,692
Total Area	x 1,372	Indicated Value	= 209,629
Adjusted Cost	= 213,566	Value Per SqFt	152.79

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,937		
Lot Value	59,692		
Indicated Value	209,629	152.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,629	152.79	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	33008	28x9		252	32.09		8,087
PRCH	SLAB PORCH - COVERED	33009	16x12		192	32.30		6,202



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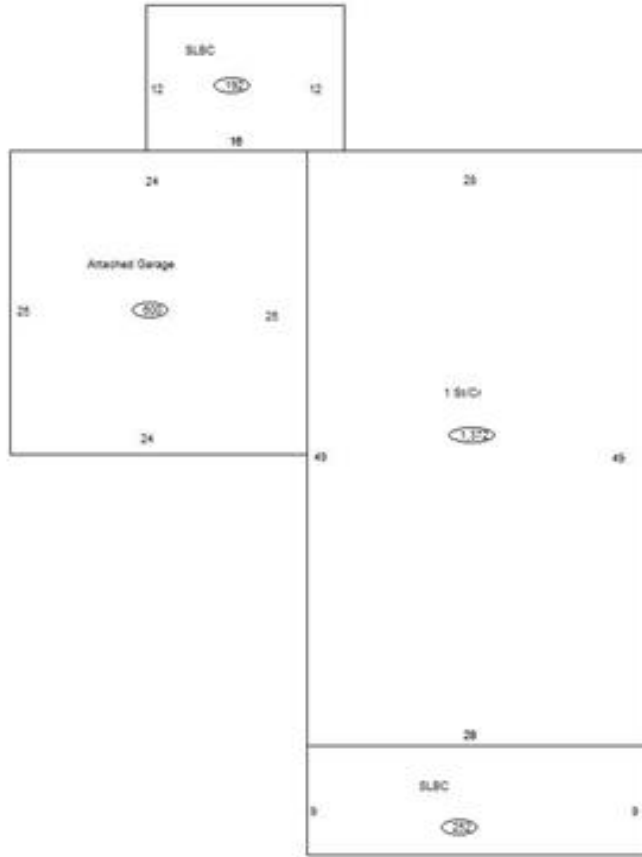
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,372	1.000	1,372
2	G	1		10	Attached Garage	600	1.000	600
3	M	PRCH		10	SLBC	252	1.000	252
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,372		1,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899		899