



# 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																																																																																																																				
<b>Account</b> 660019094 <b>Parcel ID</b> 000000-00-0-00573-001-0007 <b>Cadastral ID</b> 22-21-14-01620 <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> 347969 COUNTS, JOSEPH & MAKAYLA DAVIS  9599 N 155TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09599 N 155TH E AVE <b>Subdivision</b> PARADISE VALLEY <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1118 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29272648 -95.80115264																																																																																																																									
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0119 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,080.00 x 1.70 = 74,930 <b>Factor Value</b> <b>Adjustments</b> 1.5708 <b>Lot Value</b> 117,700		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	60% Veneer, Masonry 40% Frame, Siding, Wood
<b>Base/Total Area</b>	1,279 / 2,084
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	5 Wood or Shake Shingle
<b>Area on Slab</b>	1,279
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	483 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1980 / 18

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.86	<b>Total Misc Impr</b>	+ 16,063	<b>Roofing Adj</b>	+ 4.05	<b>Garage Cost</b>	+ 19,359
<b>Subfloor Adj</b>	+ -2.35	<b>Total RCN</b>	= 299,590	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 20%)</b>	- 59,918
<b>Plumbing Adj</b>	+ 10.73	<b>Lump Sums</b>	+ 2,128	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 241,800
<b>Adj Base Cost</b>	= 126.76	<b>Lot Value</b>	+ 117,700	<b>Total Area</b>	x 2,084	<b>Indicated Value</b>	= 359,500
		<b>Value Per SqFt</b>	172.50	<b>Adjusted Cost</b>	= 264,168		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	259,379	124.46	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	330,820		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	241,800		
<b>Lot Value</b>	117,700		
<b>Indicated Value</b>	359,500	172.50	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	10,500		
<b>Total Value</b>	370,000	177.54	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	6,429.63		6,430
PATO	SLAB PORCH - OPEN	46043	14x10		140	12.52		1,753
PRCH	SLAB PORCH - COVERED	46044	23x12		276	28.55		7,880
WODO	WOOD DECK - OPEN	46045	23x10		230	23.13	60%	2,128



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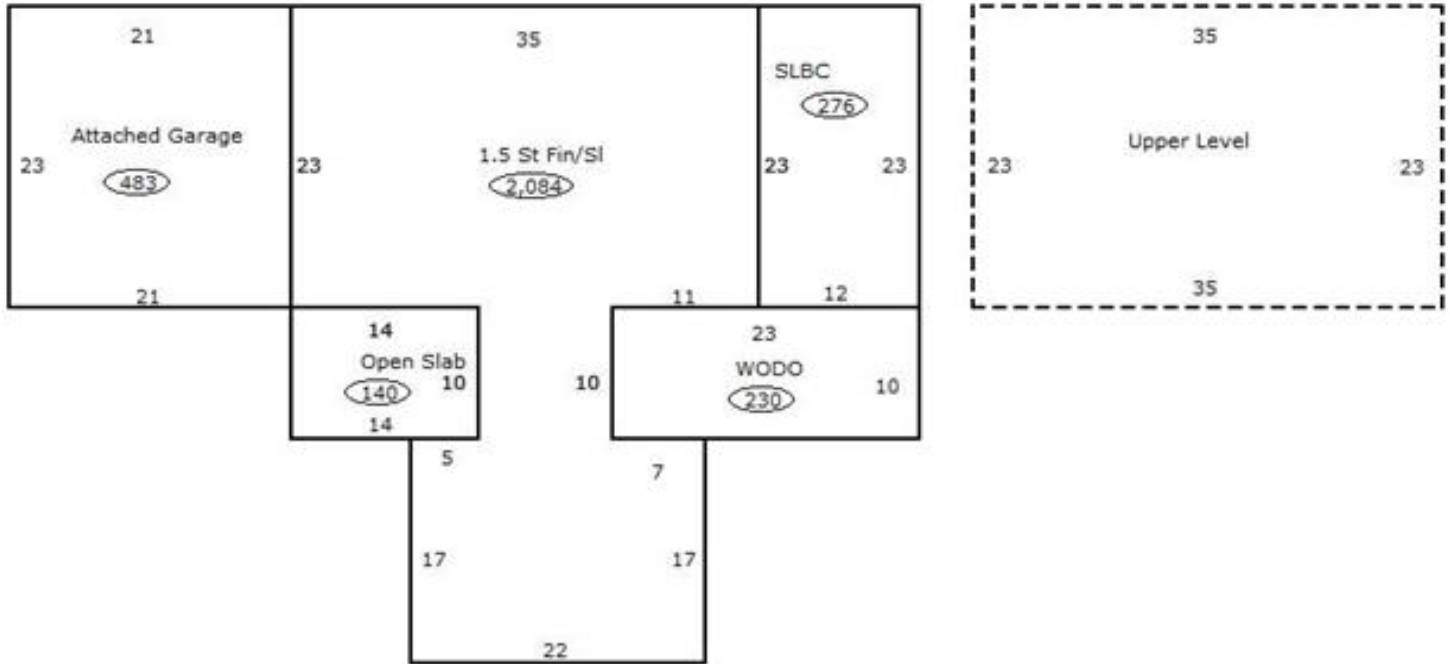
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### Sketch Image

660019094



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,279	1.629	2,084
2	G	1		13	Attached Garage	483	1.000	483
3	M	PATO		13	Open Slab	140	1.000	140
4	M	PRCH		13	SLBC	276	1.000	276
5	M	WODO		13	WODO	230	1.000	230
6	U	^UL	Overhang	13	Upper Level	805	1.000	805
<b>Total Building Area</b>						1,279		2,084



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2000	Eff Age 20	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	19,500	10,500