



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:07:01
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Assessment Data					Primary Image																																																																																																																				
Account 660019131 Parcel ID 000000-00-0-00573-003-0012 Cadastral ID 22-21-14-01990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332753 KAYS, CHRISTIAN D & SHELBY M 9202 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09202 N 155TH E AVE Subdivision PARADISE VALLEY Lot/Block 0012 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28933389 -95.80081012																																																																																																																									
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.428	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	62,204.00 x 1.45 = 90,335	
Factor Value		
Adjustments	1.0000	
Lot Value	90,335	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,162 / 2,162
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,162
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

Cost Approach		Manual : 01/2025	
Base Cost	111.07	Total Misc Impr	+ 10,575
Roofing Adj	+ 5.15	Garage Cost	+ 15,527
Subfloor Adj	+ -2.19	Total RCN	= 319,485
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 143,768
Plumbing Adj	+ 9.03	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 175,717
Adj Base Cost	= 135.70	Lot Value	+ 90,335
Total Area	x 2,162	Indicated Value	= 266,052
Adjusted Cost	= 293,383	Value Per SqFt	123.06



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	232,766	107.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	307,610		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,717		
Lot Value	90,335		
Indicated Value	266,052	123.06	Per SqFt
Agland Value			
Site Improvements	7,344		
Total Value	273,396	126.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	46209	4x2			8	26.90	215
PRCH	SLAB PORCH - COVERED	46210	18x10			180	26.36	4,745



Rogers

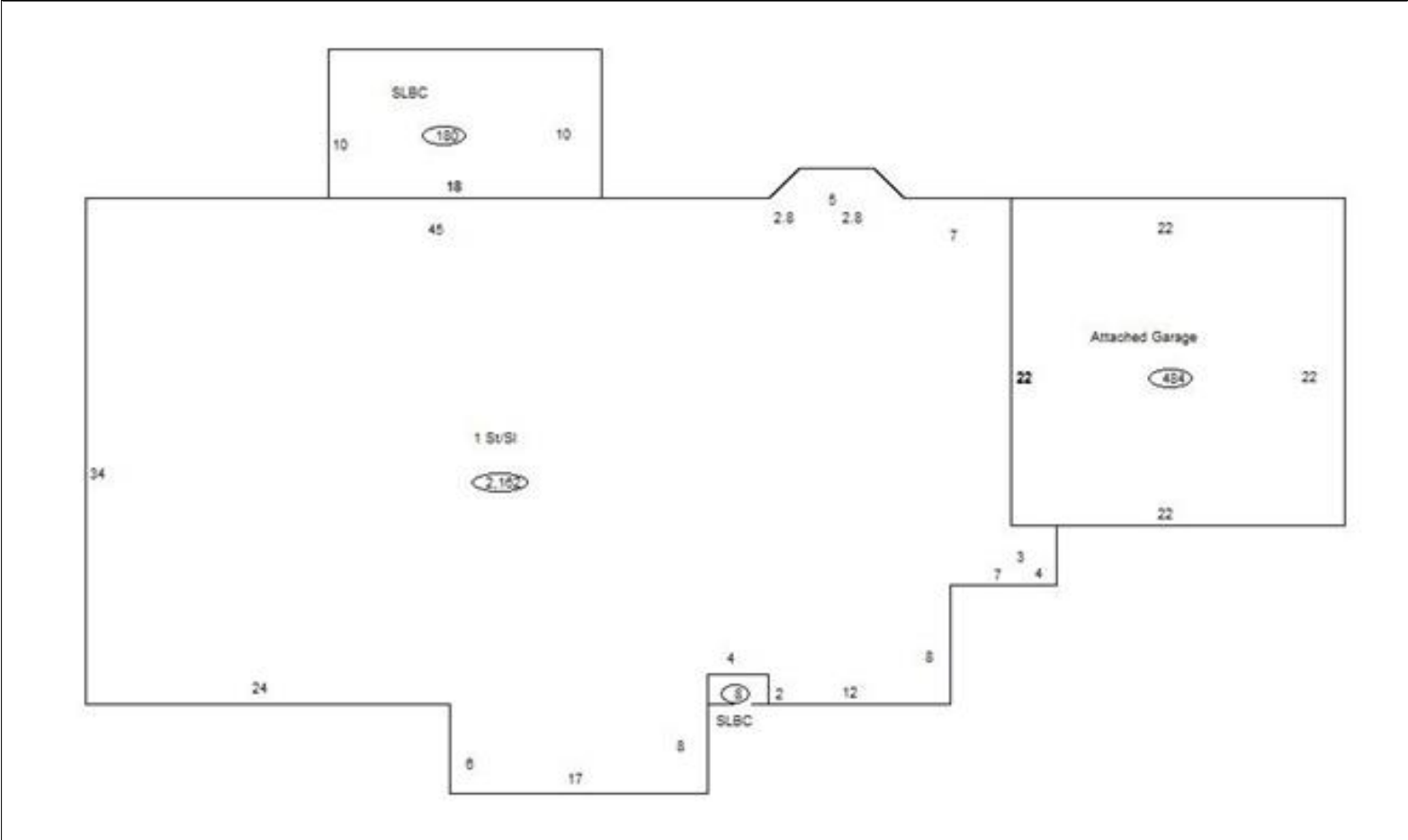
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Sketch Image

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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	2,162	1.000	2,162
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	8	1.000	8
4	M	PRCH		10	SLBC	180	1.000	180
Total Building Area						2,162		2,162



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	30x30x0			900	
	Qual	2	Cond 3	Year 1999	Eff Age 20		
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 900)		14,400		14,400	7,056	7,344
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000	