



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:34:50  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019163 <b>Parcel ID</b> 000000-00-0-00912-002-0008 <b>Cadastral ID</b> 22-21-14-02310 <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> 324461 BAKER, JOHN C & PAULA L  9213 N 149TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09213 N 149TH E AVE <b>Subdivision</b> WHISPERING PINES <b>Lot/Block</b> 0008 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.28947930 -95.80624923																																																																																																																									
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Date 04/16/2026  
Time 21:34:50  
Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.979	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	42,643.00 x 1.30 = 55,436	
Factor Value		
Adjustments	1.0000	
Lot Value	55,436	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,208 / 2,412
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,208
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	281,101	116.54	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	312,830 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,915		
Lot Value	55,436		
Indicated Value	230,351	95.50	Per SqFt
Agland Value			
Site Improvements	34,005		
Total Value	264,356	109.60	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.61	Total Misc Impr	+	16,597			
Roofing Adj	+ 2.62	Garage Cost	+	15,930			
Subfloor Adj	+ -1.22	Total RCN	=	306,868			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	131,953			
Plumbing Adj	+ 8.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	174,915			
Adj Base Cost	= 113.74	Lot Value	+	55,436			
Total Area	x 2,412	Indicated Value	=	230,351			
Adjusted Cost	= 274,341	Value Per SqFt		95.50			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	46359		224	224	26.23		5,876
PRCH	SLAB PORCH - COVERED	46360	32x4		128	26.53		3,396
PATO	SLAB PORCH - OPEN	46362	13x12		156	10.96		1,710



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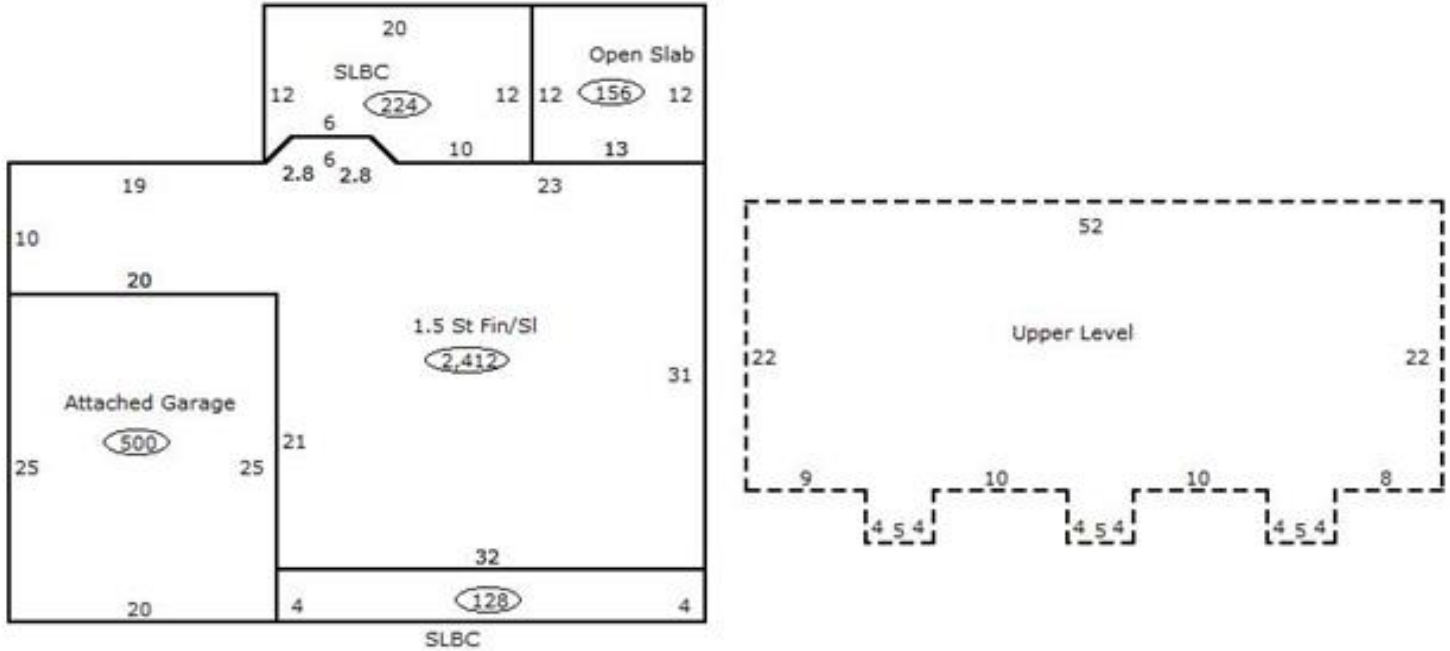
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 Page 3

### Sketch Image

660019163



### 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/Sl	1,208	1.997	2,412
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	128	1.000	128
5	U	^UL	Overhang	13	Upper Level	1,204	1.000	1,204
6	M	PATO		13	Open Slab	156	1.000	156
<b>Total Building Area</b>						1,208		2,412



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 Page 4

660019163

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual 2	Cond 3	Year 2018	Eff Age 6		
	<b>Valuation Summary</b> Base Cost (31.84 x 1,200) 38,208		<b>Modifier Total</b>	<b>RCN</b> 38,208	<b>Depr (11% Phys/ % Func)</b> 4,203	<b>RCNLD</b> 34,005
	STF	STG FAIR	10x18x0			180
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x 180) 842		<b>Modifier Total</b>	<b>RCN</b> 842	<b>Depr (100% Phys/ % Func)</b> 842	<b>RCNLD</b>