



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660019169 <b>Parcel ID</b> 000000-00-0-00912-003-0002 <b>Cadastral ID</b> 22-21-14-02370 <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> 123434 TOWERS, JAMES M  & MARY JO 9407 N 153RD E AVE OWASSO OK 74055-0000																			
<b>Parcel Location</b> <b>Situs</b> 09407 N 153RD E AVE <b>Subdivision</b> WHISPERING PINES <b>Lot/Block</b> 0002 / 0003 <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: 36.29206215 -95.80367128					<b>Building Permits</b>														
LOT 2 BLOCK 3 WHISPERING PINES					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	843/173			107,500	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	56,882	56,882	11%	6,257	<b>Assessed</b>	29,689	2,908.33										
Year Frozen	0	<b>Improvements</b>	213,021	213,021		23,432	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00										
TIF Project ID	0	<b>Total Value</b>	269,903	269,903		29,689	<b>Total Taxable</b>	28,689	2,810.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660019169	TOWERS, JAMES M			3	266,205	1000	27,894	2,732.00										
2024	2024-660019169	TOWERS, JAMES M			3	298,433	1000	27,053	2,599.00										
2023	2023-660019169	TOWERS, JAMES M			3	269,477	1000	26,235	2,458.00										
2022	2022-660019169	TOWERS, JAMES M			3	240,380	1000	25,442	2,493.00										
2021	2021-660019169	TOWERS, JAMES M			3	250,995	1000	26,609	2,574.00										
2020	2020-660019169	TOWERS, JAMES M			3	246,862	1000	25,849	2,497.00										
2019	2019-660019169	TOWERS, JAMES M			3	236,976	1000	25,067	2,423.00										
2018	2018-660019169	TOWERS, JAMES M			3	245,001	1000	25,950	2,415.00										
2017	2017-660019169	TOWERS, JAMES M			3	242,745	1000	25,702	2,418.00										
2016	2016-660019169	TOWERS, JAMES M			3	236,606	1000	24,970	2,351.00										
2015	2015-660019169	TOWERS, JAMES M			3	229,219	1000	24,214	2,296.00										
2014	2014-660019169	TOWERS, JAMES M			3	231,128	1000	23,926	2,290.00										
2013	2013-660019169	TOWERS, JAMES M			3	219,997	1000	23,200	2,173.00										



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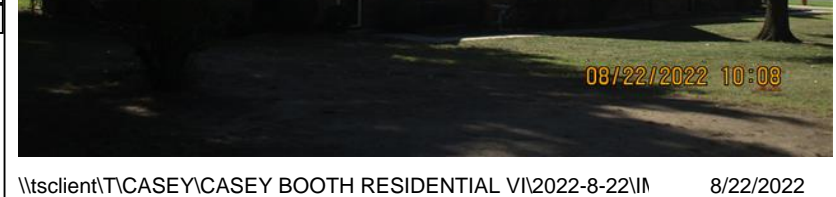
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0097	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,983.00 x 1.29 = 56,882	
Factor Value		
Adjustments	1.0000	
Lot Value	56,882	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,476 / 3,214
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,476
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\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	
Adjusted R	0.8445		
Indicated Value	275,210	85.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	345,900		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	206,091		
Lot Value	56,882		
Indicated Value	262,973	81.82	Per SqFt
Agland Value			
Site Improvements	6,930		
Total Value	269,903	83.98	Total Value Per SqFt

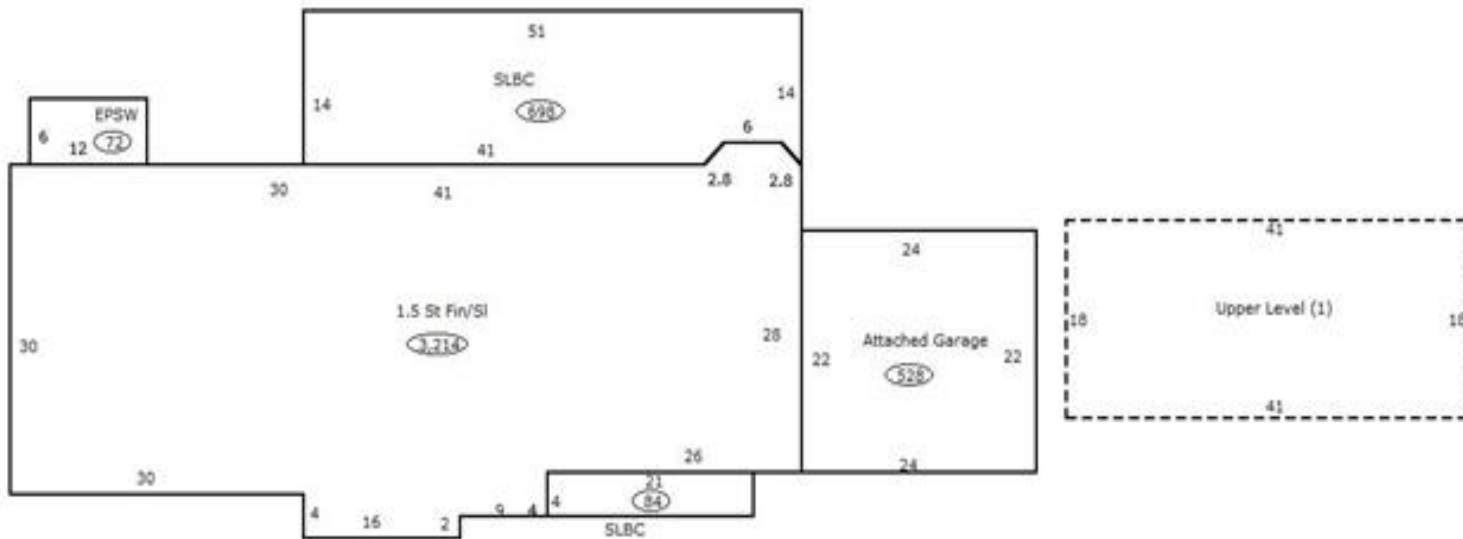
Cost Approach				Manual : 01/2025			
Base Cost	85.77	Total Misc Impr	+	27,187			
Roofing Adj	+ 3.16	Garage Cost	+	14,325			
Subfloor Adj	+ -0.84	Total RCN	=	381,650			
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	175,559			
Plumbing Adj	+ 6.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	206,091			
Adj Base Cost	= 105.83	Lot Value	+	56,882			
Total Area	x 3,214	Indicated Value	=	262,973			
Adjusted Cost	= 340,138	Value Per SqFt		81.82			

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	46387	21x4		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	46388	698		698	22.24		15,524
EPSW	ENCLOSED PORCH - SOLID WALL	46389	12x6		72	63.21		4,551



Sketch Image

660019169



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	2,476	1.298	3,214
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	698	1.000	698
5	M	EPSW		13	EPSW	72	1.000	72
6	U	^UL		13	Upper Level (1)	738	1.000	738
<b>Total Building Area</b>						<b>2,476</b>		<b>3,214</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			400
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (31.50 x 400) 12,600		<b>Modifier Total</b>	<b>RCN</b> 12,600	<b>Depr (45% Phys/ % Func)</b> 5,670	<b>RCNLD</b> 6,930
	CPDT	CARPORT - DETACHED	18x20x0			360
	Qual	1	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (9.68 x 360) 3,485		<b>Modifier Total</b>	<b>RCN</b> 3,485	<b>Depr (100% Phys/ % Func)</b> 3,485	<b>RCNLD</b>