



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:34:57  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019170 <b>Parcel ID</b> 000000-00-0-00912-003-0003 <b>Cadastral ID</b> 22-21-14-02380 <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> 264201 WILKINSON, STEPHEN E & GAIL R REVOCABLE LIVING TRUST  9239 N 153RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09239 N 153RD E AVE <b>Subdivision</b> WHISPERING PINES <b>Lot/Block</b> 0003 / 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> Lot/Long: 36.29156396 -95.80366303																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.1065 <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> 48,198.00 x 1.23 = 59,411 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,411		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,108 / 2,108
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,108
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	575 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1976 / 38



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

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	261,199	123.91	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	307,690 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	167,341		
<b>Lot Value</b>	59,411		
<b>Indicated Value</b>	226,752	107.57	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	31,619		
<b>Total Value</b>	258,371	122.57	Total Value Per SqFt

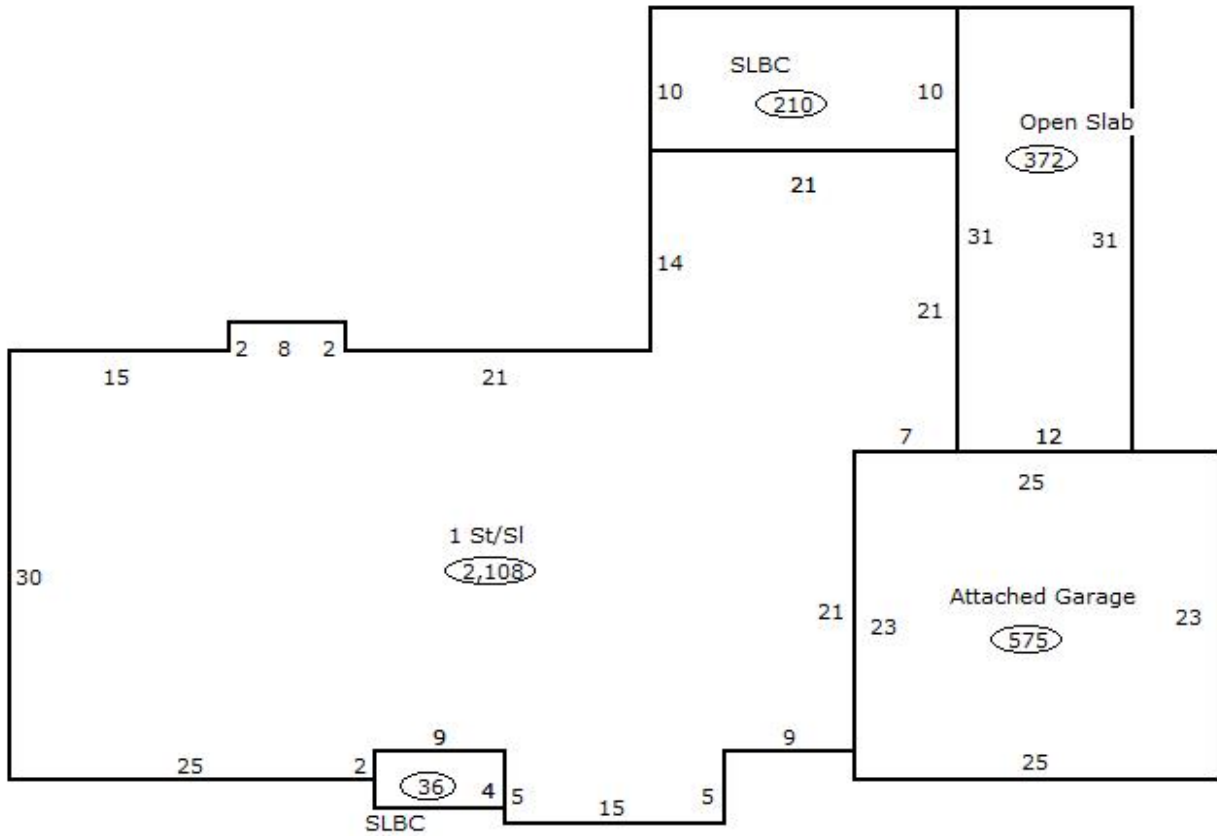
Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.19	<b>Total Misc Impr</b>	+ 15,327				
<b>Roofing Adj</b>	+ 4.64	<b>Garage Cost</b>	+ 17,756				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 304,256				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 45%)</b>	- 136,915				
<b>Plumbing Adj</b>	+ 7.36	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 167,341				
<b>Adj Base Cost</b>	= 128.64	<b>Lot Value</b>	+ 59,411				
<b>Total Area</b>	x 2,108	<b>Indicated Value</b>	= 226,752				
<b>Adjusted Cost</b>	= 271,173	<b>Value Per SqFt</b>	107.57				

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	46393	9x4		36	26.82		966
PATO	SLAB PORCH - OPEN	46394	372		372	8.68		3,229
PRCH	SLAB PORCH - COVERED	46395	21x10		210	26.27		5,517



Sketch Image

660019170



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,108	1.000	2,108
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PATO		13	Open Slab	372	1.000	372
5	M	PRCH		13	SLBC	210	1.000	210
<b>Total Building Area</b>						<b>2,108</b>		<b>2,108</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2005	Eff Age	16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.25 x 1,200)	36,300		36,300	13,431	22,869
	SV	SWIM VINYL	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 (25,000.00 x 1)	25,000		25,000	16,250	8,750
	CPDT	CARPORT - DETACHED	16x40x0			640
	Qual 1	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.68 x 640)	6,195		6,195	6,195	
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age	1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 120)	562		562	562	