



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:48:17  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019172 <b>Parcel ID</b> 000000-00-0-00912-003-0005 <b>Cadastral ID</b> 22-21-14-02400 <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> 321442 MATHEWS, CHRISTOPHER L & JACQUELINE MARIE  9211 N 153RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09211 N 153RD E AVE <b>Subdivision</b> WHISPERING PINES <b>Lot/Block</b> 0005 / 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: 36.29055686 -95.80367578																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0978	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,821.00 x 1.24 = 59,185	
Factor Value		
Adjustments	1.0000	
Lot Value	59,185	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,724 / 1,724
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,724
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1977 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	222,134	128.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	292,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.92	Total Misc Impr	+	13,699			
Roofing Adj	+ 4.85	Garage Cost	+	17,211			
Subfloor Adj	+ -2.31	Total RCN	=	263,822			
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	-	81,785			
Plumbing Adj	+ 9.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	182,037			
Adj Base Cost	= 135.10	Lot Value	+	59,185			
Total Area	x 1,724	Indicated Value	=	241,222			
Adjusted Cost	= 232,912	Value Per SqFt		139.92			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,037		
Lot Value	59,185		
Indicated Value	241,222	139.92	Per SqFt
Agland Value			
Site Improvements	21,963		
Total Value	263,185	152.66	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	46403		79	79	26.68		2,108
PRCH	SLAB PORCH - COVERED	46404	19x12		228	26.21		5,976



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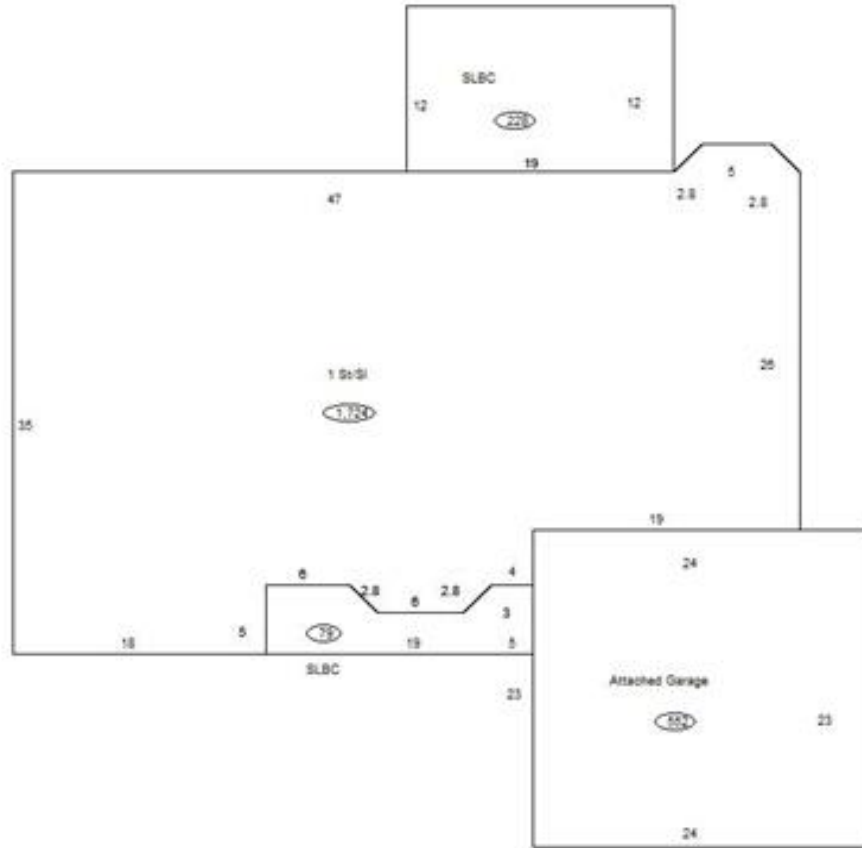
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### Sketch Image

660019172



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,724	1.000	1,724
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	79	1.000	79
4	M	PRCH		10	SLBC	228	1.000	228
<b>Total Building Area</b>						<b>1,724</b>		<b>1,724</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (28.71 x 1,500)		43,065	43,065	21,102	21,963
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	<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 )					