



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660019194 Parcel ID 000000-00-0-00915-002-0015 Cadastral ID 22-21-14-02620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 124304 PAYNE, JEFFREY D & LAURIE PAYNE REINECKE & MARY ELLEN PAYNE 9160 N 153RD E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 09160 N 153RD E AVE Subdivision WHISPERING PINES 2 Lot/Block 0015 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28865146 -95.80457170					Building Permits																																																																																																																				
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.0509 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,777.00 x 1.27 = 57,958 Factor Value Adjustments 1.0000 Lot Value 57,958		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,460 / 2,276
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,460
Fixture/RghIn	11 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\I 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	229,935	101.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	274,190 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,815		
Lot Value	57,958		
Indicated Value	227,773	100.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,773	100.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.58	Total Misc Impr	+ 11,822				
Roofing Adj	+ 3.21	Garage Cost	+ 14,049				
Subfloor Adj	+ -1.51	Total RCN	= 291,571				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 125,376				
Plumbing Adj	+ 6.82	Lump Sums	+ 3,620				
Basement Adj	+ 0.00	RCNLD	= 169,815				
Adj Base Cost	= 116.74	Lot Value	+ 57,958				
Total Area	x 2,276	Indicated Value	= 227,773				
Adjusted Cost	= 265,700	Value Per SqFt	100.08				

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	46502	16x5		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	46503	154		154	26.45		4,073
WODO	WOOD DECK - OPEN	46505	16x10		160	24.07	6%	3,620



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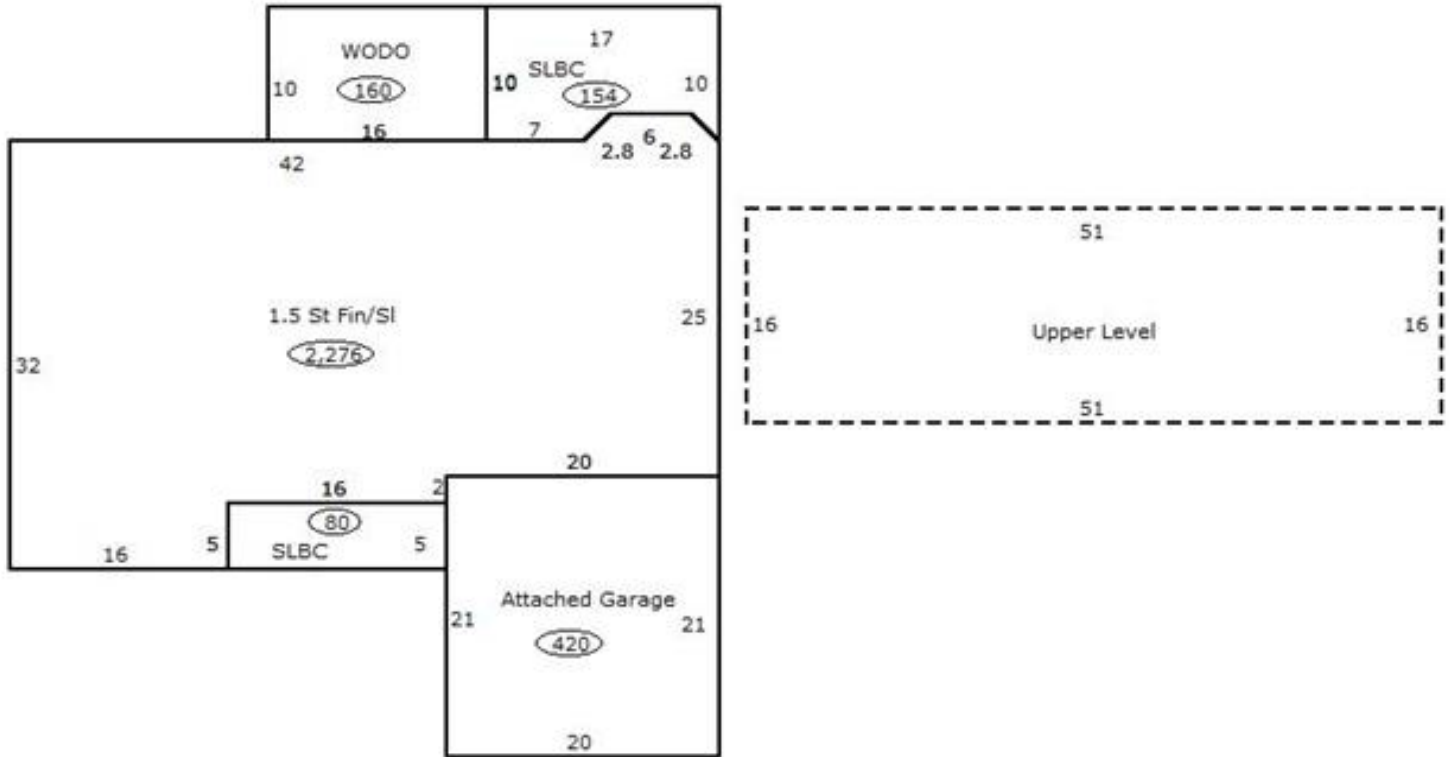
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Sketch Image

660019194



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	1,460	1.559	2,276
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	154	1.000	154
5	U	^UL	Overhang	13	Upper Level	816	1.000	816
6	M	WODO		13	WODO	160	1.000	160
Total Building Area						1,460		2,276



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x16x0			256
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 256)	1,198		1,198	1,198