



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:15:36  
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Assessment Data					Primary Image																																																																																																																																																																	
<b>Account</b> 660019763 <b>Parcel ID</b> 000000-00-0-00522-001-0001 <b>Cadastral ID</b> 23-21-14-03110 <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> 337623 MULLINS, LOGAN & MIKAYLA  9595 N 161ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09595 N 161ST E AVE <b>Subdivision</b> MORGANS ACRES 2 <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																																																																						
<b>Legal Description</b> Lat/Long: 36.29168971 -95.79310940																																																																																																																																																																						
<b>S2 LOT 1 BLOCK 1 MORGANS ACRES 2</b>					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																																																																								
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.808	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	209,437.00 x .59 = 124,352	
Factor Value		
Adjustments	1.0000	
Lot Value	124,352	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,670 / 1,670
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	378 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

Cost Approach				Manual : 01/2025			
Base Cost	104.63	Total Misc Impr	+ 10,427				
Roofing Adj	+ 4.42	Garage Cost	+ 11,215				
Subfloor Adj	+ 1.15	Total RCN	= 230,409				
Heat/Cool Adj	+ 11.47	Depreciation ( 57%)	- 131,333				
Plumbing Adj	+ 3.34	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 99,076				
Adj Base Cost	= 125.01	Lot Value	+ 124,352				
Total Area	x 1,670	Indicated Value	= 223,428				
Adjusted Cost	= 208,767	Value Per SqFt	133.79				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,680	87.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	258,160		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,076		
Lot Value	124,352		
Indicated Value	223,428	133.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,428	133.79	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	48092	138		138	23.81		3,286
PATO	SLAB PORCH - OPEN	48093	207		207	9.88		2,045





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x20x0			400
	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 (10.84 x 400)		4,336		4,336	4,336	