



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:37:58
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Assessment Data					Primary Image																																																																																																																				
Account 660019764 Parcel ID 000000-00-0-00522-001-0002 Cadastral ID 23-21-14-03120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332451 CARVER, BECKY L & TODD M 9415 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 09415 N 161ST E AVE Subdivision MORGANS ACRES 2 Lot/Block 0002 / 0001 Parcel Size .25 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29054985 -95.79311480																																																																																																																									
S 165' N 330' LOT 2 BLOCK 1 MORGANS ACRES 2					Building Permits <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>R22 023</td> <td>R23- NEW DTCH ACC BLDG 50X60</td> <td>01/2022</td> <td>01/2023</td> <td>95,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 023	R23- NEW DTCH ACC BLDG 50X60	01/2022	01/2023	95,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3693	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	103,208.00 x .85 = 88,234	
Factor Value		
Adjustments	1.0000	
Lot Value	88,234	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,318 / 2,318
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1960 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	322,271 139.03 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	114.07	Total Misc Impr	+ 2,889
Roofing Adj	+ 5.88	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 338,744
Heat/Cool Adj	+ 16.31	Depreciation (39%)	- 132,110
Plumbing Adj	+ 8.63	Lump Sums	+ 684
Basement Adj	+ 0.00	RCNLD	= 207,318
Adj Base Cost	= 144.89	Lot Value	+ 88,234
Total Area	x 2,318	Indicated Value	= 295,552
Adjusted Cost	= 335,855	Value Per SqFt	127.50

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	207,318
Lot Value	88,234
Indicated Value	295,552 127.50 Per SqFt
Agland Value	
Site Improvements	85,300
Total Value	380,852 164.30 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48095	6x6		36	33.08		1,191
PATO	SLAB PORCH - OPEN	48096	12x10		120	14.15		1,698
WODO	WOOD DECK - OPEN	48097	6x6		36	38.01	50%	684



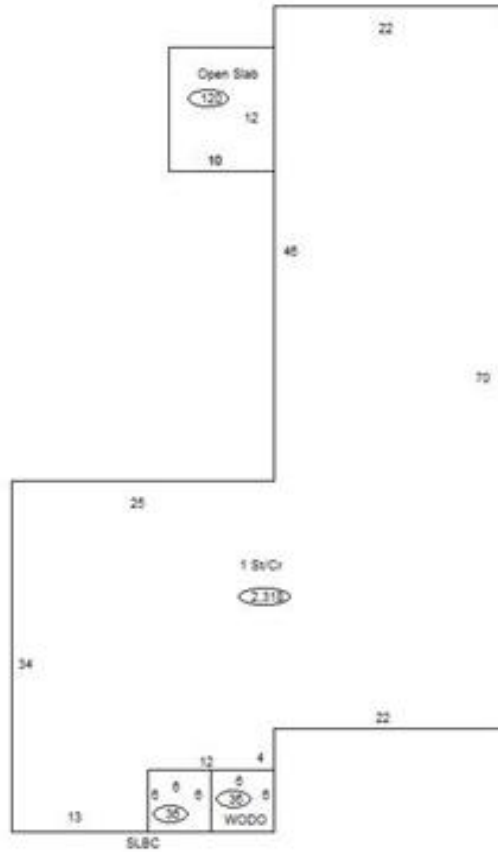
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,318	1.000	2,318
2	M	PRCH		13	SLBC	36	1.000	36
3	M	PATO		13	Open Slab	120	1.000	120
4	M	WODO		13	WODO	36	1.000	36
Total Building Area						2,318		2,318



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x60x0			3,000
	Qual 3	Cond 3	Year 2023	Eff Age 2		
			0			

Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (25.56 x 3,000)	76,680		76,680	2,300	74,380



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x35x0			1,050
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (16.00 x 1,050)	16,800		16,800	5,880	10,920