



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:50:19  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019765 <b>Parcel ID</b> 000000-00-0-00522-001-0002 <b>Cadastral ID</b> 23-21-14-03130 <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> 298407 PATTERSON, KEITH &  CAMILLE 9303 N 161ST E AVE OWASSO OK 74055-0000					<p style="text-align: right; color: orange;">08/17/2022 13:07</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 09303 N 161ST E AVE <b>Subdivision</b> MORGANS ACRES 2 <b>Lot/Block</b> 0002 / 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: 36.28987757 -95.79310399 S2 LOT 2 BLOCK 1 MORGANS ACRES 2					<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>R2014 11 19</td> <td>R16-NEW 1500 SQ FT 30X50</td> <td>11/2014</td> <td>07/2015</td> <td>20,670</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 11 19	R16-NEW 1500 SQ FT 30X50	11/2014	07/2015	20,670																																																																																																						
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Time 23:50:20  
Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.7417 <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> 206,547.00 x .60 = 123,369 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 123,369		

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>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	2,907 / 2,907
<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>	2,907
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	825 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 40

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> 356,366 122.59 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.36	<b>Total Misc Impr</b>	+ 20,227	<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+ 24,577
<b>Subfloor Adj</b>	+ -2.07	<b>Total RCN</b>	= 388,411	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 46%)</b>	- 178,669
<b>Plumbing Adj</b>	+ 4.87	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 209,742
<b>Adj Base Cost</b>	= 118.20	<b>Lot Value</b>	+ 123,369	<b>Total Area</b>	x 2,907	<b>Indicated Value</b>	= 333,111
		<b>Value Per SqFt</b>	114.59	<b>Adjusted Cost</b>	= 343,607		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 209,742 <b>Lot Value</b> 123,369 <b>Indicated Value</b> 333,111 114.59 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 48,318 <b>Total Value</b> 381,429 131.21 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	48100		180	180	26.36		4,745
PATO	SLAB PORCH - OPEN	48101	16x14		224	10.15		2,274
PATO	SLAB PORCH - OPEN	48102	42x12		504	8.60		4,334
PATO	SLAB PORCH - OPEN	48103	14x12		168	10.85		1,823
PATO	SLAB PORCH - OPEN	138407	16x8		128	11.22		1,436





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 Page 4

660019765

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x30x0			1,500	
	Qual	Cond	Year	2015	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.48 x 1,500)		47,220		47,220	47,220	
	BARN	BARN	0x0x0			1,056	
	Qual	3	Cond	3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (90% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.40 x 1,056)		10,982		10,982	9,884	1,098