



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:10:06
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Assessment Data					Primary Image																																																																																																																				
Account 660019766 Parcel ID 000000-00-0-00522-001-0003 Cadastral ID 23-21-14-03140 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 310387 LEE, BONA & DAO XIONG LEE 9203 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 09203 N 161ST E AVE Subdivision MORGANS ACRES 2 Lot/Block 0003 / 0001 Parcel Size .2 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28887498 -95.79294015																																																																																																																									
Legal Description TR IN N/2 LOT 3 BLOCK 1 MORGANS ACRES 2 COMM AT NW/C THEREOF; TH S00-0054E 150' TO POB; TH S 180.27'; TH S89-23-05E 658.84'; TH N00-09-17E 329.97'; TH S89-21-48W 255.81'; S00-38-03W 91 49'; TH N89-21-48W 205.93'; TH S71-15-47W 176.36'; TH N89-16-42W 30' TO POB					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>R5</td> <td>R5 PARENT SPLIT</td> <td>06/2004</td> <td>12/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R5	R5 PARENT SPLIT	06/2004	12/2004																																																																																																							
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.564	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	155,250.00 x .68 = 105,928	
Factor Value		
Adjustments	1.0000	
Lot Value	105,928	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,129 / 2,129
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,129
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	259,082	121.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	305,200		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	230,416		
Lot Value	105,928		
Indicated Value	336,344	157.98	Per SqFt
Agland Value			
Site Improvements	12,032		
Total Value	348,376	163.63	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.75	Total Misc Impr	+	24,004			
Roofing Adj	+ 4.63	Garage Cost	+	15,499			
Subfloor Adj	+ -2.19	Total RCN	=	299,241			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	68,825			
Plumbing Adj	+ 9.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	230,416			
Adj Base Cost	= 122.00	Lot Value	+	105,928			
Total Area	x 2,129	Indicated Value	=	336,344			
Adjusted Cost	= 259,738	Value Per SqFt		157.98			

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
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	48106	296		296	26.00		7,696
PRCH	SLAB PORCH - COVERED	48107	144		144	26.48		3,813
PATO	SLAB PORCH - OPEN	48108	800		800	8.60		6,880



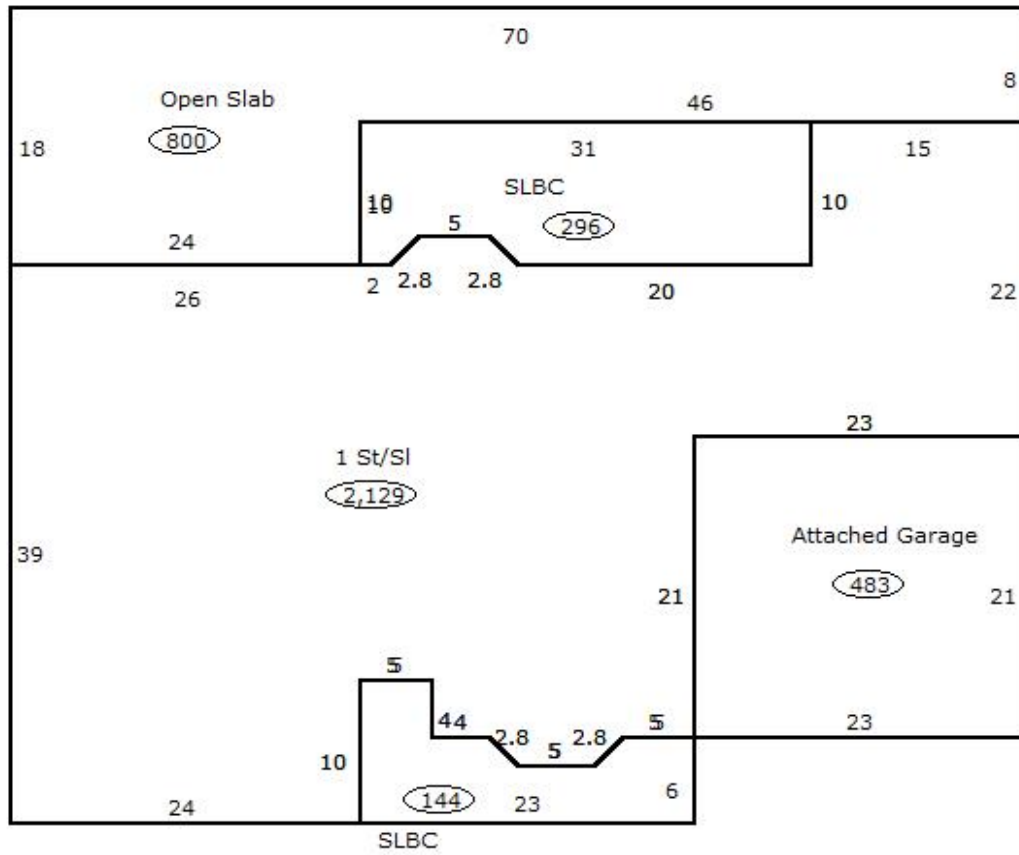
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,129	1.000	2,129
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	296	1.000	296
4	M	PRCH		13	SLBC	144	1.000	144
5	M	PATO		13	Open Slab	800	1.000	800
Total Building Area						2,129		2,129



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		24x30x0			720
	Qual 3	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (12.32 x 720)		8,870		8,870		8,870
	LT LEAN-TO		16x22x0			352
	Qual 1	Cond 2	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2.92 x 352)		1,028		1,028		1,028
	STF STG FAIR		12x24x0			288
	Qual 2	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 288)		1,348		1,348	1,348	
	BARN BARN		16x52x0			832
	Qual 2	Cond 2	Year	Eff Age	2026	
Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (10.26 x 832)		8,536		8,536	6,402	2,134
	CPDT CARPORT - DETACHED		20x20x0			400
	Qual 3	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (12.15 x 400)		4,860		4,860	4,860	