



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:27:53  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019767 <b>Parcel ID</b> 000000-00-0-00522-001-0003 <b>Cadastral ID</b> 23-21-14-03150 <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> 315366 JOHNSON, BRENT A & LILLIAN YELDELL  9121 N 161ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09121 N 161ST E AVE <b>Subdivision</b> MORGANS ACRES 2 <b>Lot/Block</b> 0003 / 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: 36.28806061 -95.79310530																																																																																																																									
<b>S2 LOT 3 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>9330</td> <td>R6 FOR NEW SHOP/DET GARAGE</td> <td>04/2005</td> <td>11/2005</td> <td>18,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9330	R6 FOR NEW SHOP/DET GARAGE	04/2005	11/2005	18,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.7399	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	206,468.00 x .60 = 123,342	
Factor Value		
Adjustments	1.0000	
Lot Value	123,342	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	966 / 1,350
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

Cost Approach				Manual : 01/2025			
Base Cost	97.16	Total Misc Impr	+ 12,559				
Roofing Adj	+ 3.75	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 176,017				
Heat/Cool Adj	+ 12.64	Depreciation ( 53%)	- 93,289				
Plumbing Adj	+ 7.53	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 82,728				
Adj Base Cost	= 121.08	Lot Value	+ 123,342				
Total Area	x 1,350	Indicated Value	= 206,070				
Adjusted Cost	= 163,458	Value Per SqFt	152.64				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	149,705	110.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	266,710		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,728		
Lot Value	123,342		
Indicated Value	206,070	152.64	Per SqFt
Agland Value			
Site Improvements	32,622		
Total Value	238,692	176.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48110	7x6		42	26.80		1,126
PRCH	SLAB PORCH - COVERED	48111	42x4		168	26.40		4,435
EPSW	ENCLOSED PORCH - SOLID WALL	48112	10x10		100	69.98		6,998



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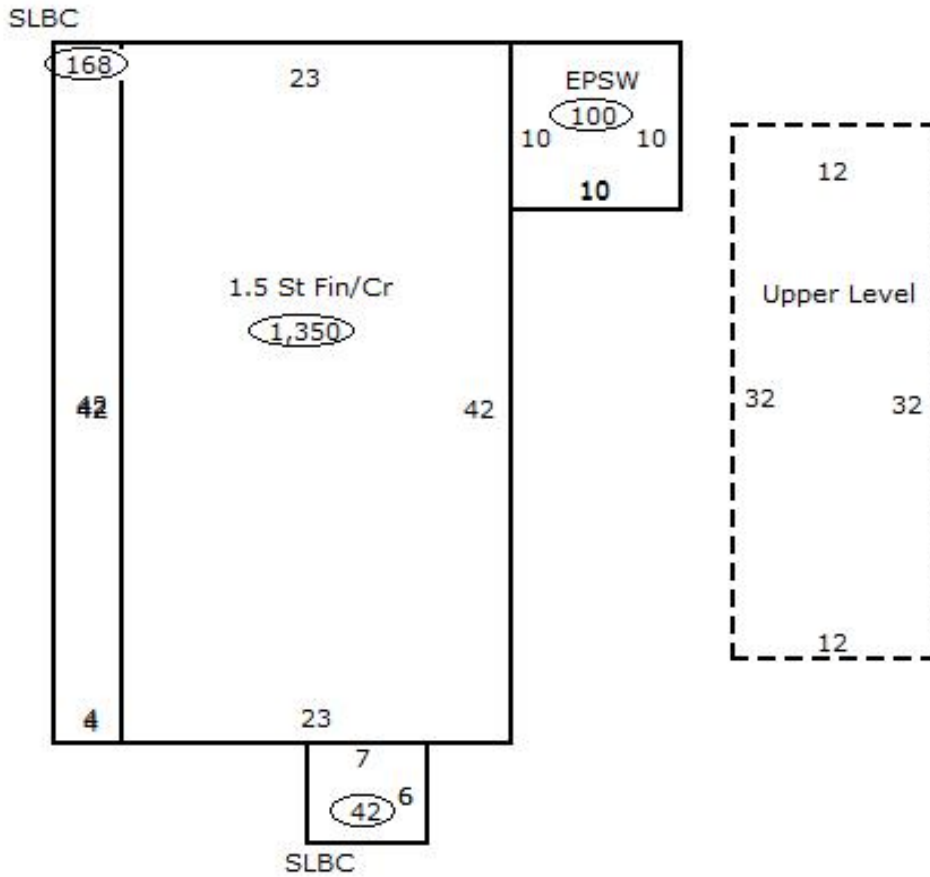
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	966	1.398	1,350
2	M	PRCH		13	SLBC	42	1.000	42
3	M	PRCH		13	SLBC	168	1.000	168
4	M	EPSW		13	EPSW	100	1.000	100
5	U	^UL	Overhang	13	Upper Level	384	1.000	384
<b>Total Building Area</b>						966		1,350



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x40x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.25 x 1,200)	36,300		36,300	5,445	30,855
	LT	LEAN-TO	40x12x0			480	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2.92 x 480)	1,402		1,402	421	981
	STF	STG FAIR	10x10x0			100	
	Qual	2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 100)	468		468	468	
	STF	STG FAIR	12x20x0			240	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 240)	1,123		1,123	337	786