



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:00:23  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019768 <b>Parcel ID</b> 000000-00-0-00522-001-0004 <b>Cadastral ID</b> 23-21-14-03160 <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> 335120 LEWIS, LOREN DWAYNE  9115 N 161ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09115 N 161ST E AVE <b>Subdivision</b> MORGANS ACRES 2 <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> .53 - 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: 36.28713249 -95.79311766 LOT 4, LESS S 300' OF W 363' THEREOF AND LESS S 330.19' OF E 296 11' BLOCK 1 MORGANS ACRES 2																																																																																																																									
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 Time 08:00:24  
 Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	228,762.00 x .57 = 130,922	
Factor Value		
Adjustments	1.0000	
Lot Value	130,922	

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	1,735 / 1,735
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	541 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



\\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	180,220	103.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	274,900		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,792		
Lot Value	130,922		
Indicated Value	253,714	146.23	Per SqFt
Agland Value			
Site Improvements	7,734		
Total Value	261,448	150.69	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.77	Total Misc Impr	+	10,991			
Roofing Adj	+ 4.39	Garage Cost	+	14,596			
Subfloor Adj	+ 1.15	Total RCN	=	245,585			
Heat/Cool Adj	+ 11.47	Depreciation ( 50%)	-	122,793			
Plumbing Adj	+ 6.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,792			
Adj Base Cost	= 126.80	Lot Value	+	130,922			
Total Area	x 1,735	Indicated Value	=	253,714			
Adjusted Cost	= 219,998	Value Per SqFt		146.23			

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	48116	12x6		72	24.04		1,731
PRCH	SLAB PORCH - COVERED	48117	16x11		176	23.66		4,164



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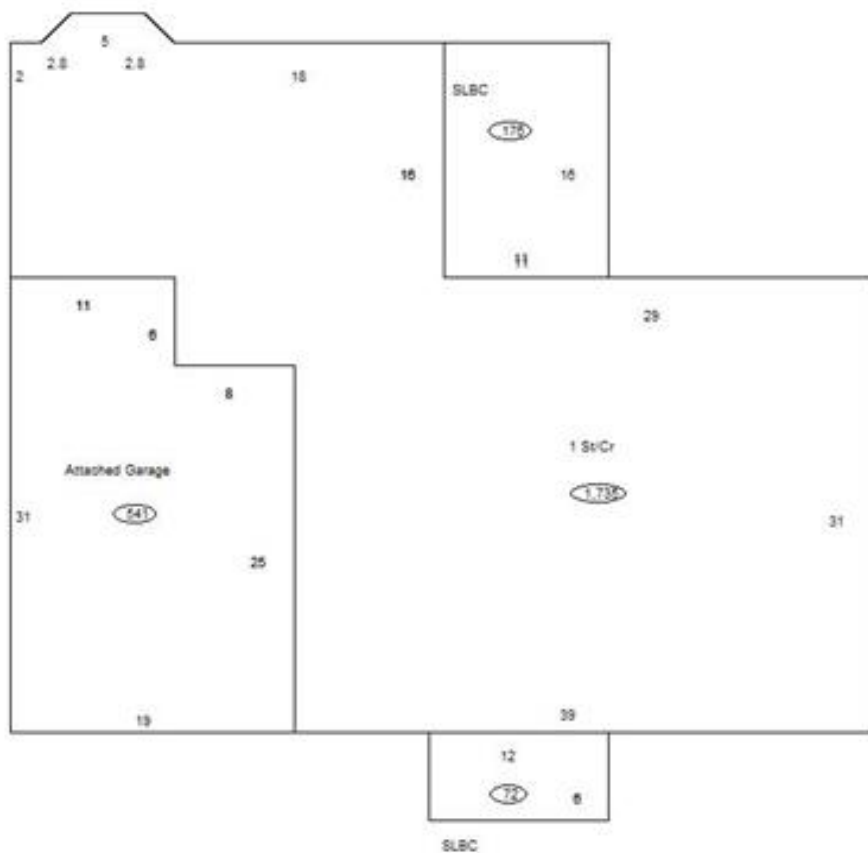
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 Page 3

Sketch Image

660019768



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,735	1.000	1,735
2	G	1		10	Attached Garage	541	1.000	541
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PRCH		10	SLBC	176	1.000	176
<b>Total Building Area</b>						<b>1,735</b>		<b>1,735</b>



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 Page 4

660019768

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	20x30x0			600
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 600)		9,600	9,600	4,320	5,280
	BARN	BARN	16x30x0			480
	Qual 3	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.48 x 480)		5,030	5,030	3,521	1,509
	LT	LEAN-TO	12x30x0			360
	Qual 3	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 360)		1,051	1,051	736	315
	CP	CARPORT DIRT	12x30x0			360
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x 360)		1,260	1,260	630	630