



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660019774 Parcel ID 000000-00-0-00522-001-0007 Cadastral ID 23-21-14-03230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 257557 SHARP, WILLIAM L & JO ANN 9210 N 163RD E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 09210 N 163RD E AVE Subdivision MORGANS ACRES 2 Lot/Block 0007 / 0001 Parcel Size 5 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28806196 -95.79094515 LOT 7 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>8583</td> <td>R6-POLE BARN</td> <td>04/2004</td> <td>11/2005</td> <td>15,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	8583	R6-POLE BARN	04/2004	11/2005	15,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.8243		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	210,148.00 x .59 = 124,594		
Factor Value			
Adjustments	1.0000		
Lot Value	124,594		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,548 / 1,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,548
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	180,517	116.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	248,170 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.17	Total Misc Impr	+ 52,261				
Roofing Adj	+ 4.94	Garage Cost	+ 0				
Subfloor Adj	+ -2.31	Total RCN	= 262,588				
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 128,668				
Plumbing Adj	+ 7.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,920				
Adj Base Cost	= 135.87	Lot Value	+ 124,594				
Total Area	x 1,548	Indicated Value	= 258,514				
Adjusted Cost	= 210,327	Value Per SqFt	167.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,920		
Lot Value	124,594		
Indicated Value	258,514	167.00	Per SqFt
Agland Value			
Site Improvements	49,715		
Total Value	308,229	199.11	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
EPSW	ENCLOSED PORCH - SOLID WALL	48136	24x18		432	67.25		29,052
PRCH	SLAB PORCH - COVERED	48137	7x4		28	26.84		752
PRCH	SLAB PORCH - COVERED	48138	671		671	25.10		16,842



Rogers

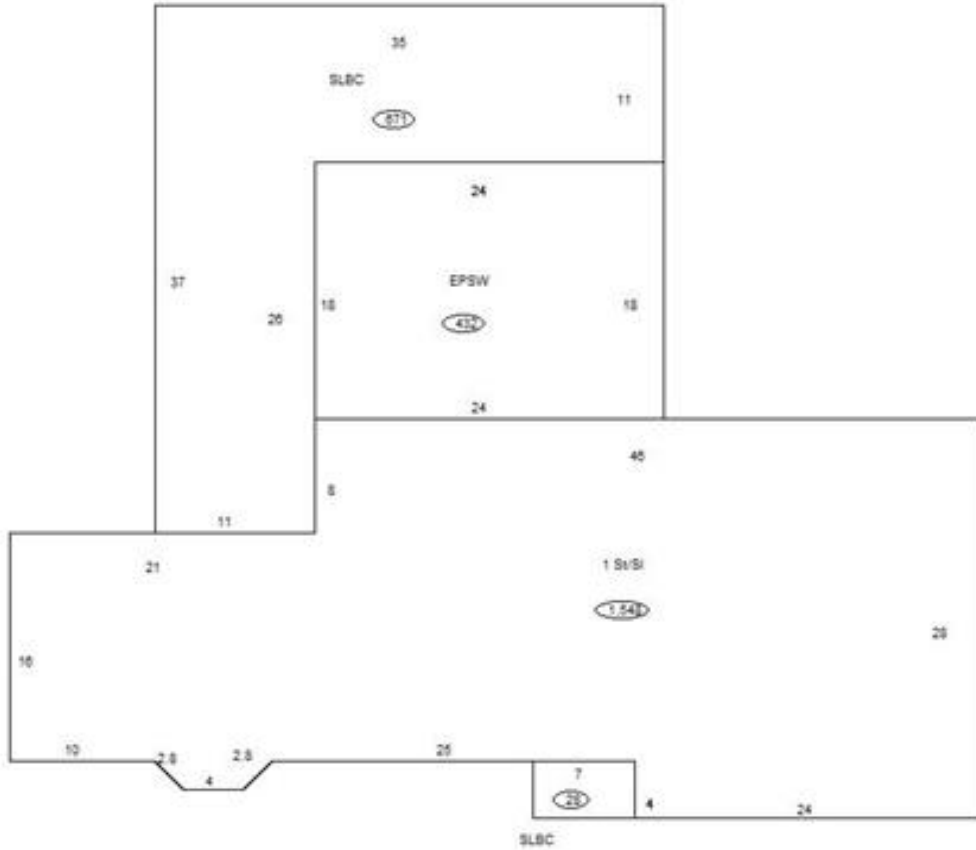
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,548	1.000	1,548
2	M	EPSW		10	EPSW	432	1.000	432
3	M	PRCH		10	SLBC	28	1.000	28
4	M	PRCH		10	SLBC	671	1.000	671
Total Building Area						1,548		1,548



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x40x0			2,400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (25.84 x 2,400) 62,016		Modifier Total	RCN 62,016	Depr (20% Phys/ % Func) 12,403	RCNLD 49,613
	LF	LOAFING SHED	8x12x0			96
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 96) 409		Modifier Total	RCN 409	Depr (75% Phys/ % Func) 307	RCNLD 102