



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:38:02  
Page 1

Assessment Data	Primary Image
<b>Account</b> 660019775 <b>Parcel ID</b> 000000-00-0-00522-001-0008 <b>Cadastral ID</b> 23-21-14-03240 <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> 137744 LASTER, RONALD L	

9234 N 163RD E AVE  
OWASSO OK 74055-0000

### Parcel Location

**Situs** 09234 N 163RD E AVE  
**Subdivision** MORGANS ACRES 2  
**Lot/Block** 0008 / 0001 **Parcel Size** 2.5 - Lots  
**Sec/Twn/Rng** 23 / 21 / 14 / 5  
**Neighborhood** 1069 - R-V04-SW OWASSO  
**School District** S021 - OWASSO SCHOOLS

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

Legal Description	Lat/Long: 36.28874235 -95.79094158	Building Permits										
S2 LOT 8 BLOCK 1 MORGANS ACRES 2		<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount					
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Exemptions	Sale History																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code					
Code	Type	Active	Maximum	Exemption																	
H	Homestead	Yes	1,000	1,000																	
Bk/Pg	Grantor	Date	Price	Code																	

Parcel Valuation									
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>
<b>Remove Cap</b>	0	<b>Land Value</b>	88,500	34,086	11%	3,749	<b>Assessed</b>	9,002	881.84
<b>Year Frozen</b>	2005	<b>Improvements</b>	124,001	47,760		5,253	<b>Penalty</b>	0	
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00
<b>TIF Project ID</b>	0	<b>Total Value</b>	212,501	81,846		9,002	<b>Total Taxable</b>	8,002	784.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660019775	LASTER, RONALD L	3	209,200	1000	8,003	784.00	
2024	2024-660019775	LASTER, RONALD L	3	215,728	1000	8,003	769.00	
2023	2023-660019775	LASTER, RONALD L	3	145,625	1000	8,003	750.00	
2022	2022-660019775	LASTER, RONALD L	3	142,237	1000	8,003	784.00	
2021	2021-660019775	LASTER, RONALD L	3	152,413	1000	8,003	774.00	
2020	2020-660019775	LASTER, RONALD L	3	150,100	1000	8,003	773.00	
2019	2019-660019775	LASTER, RONALD L	3	146,256	1000	8,003	774.00	
2018	2018-660019775	LASTER, RONALD L	3	153,224	1000	8,003	745.00	
2017	2017-660019775	LASTER, RONALD L	3	151,685	1000	8,003	753.00	
2016	2016-660019775	LASTER, RONALD L	3	148,372	1000	8,003	753.00	
2015	2015-660019775	LASTER, RONALD L	3	144,303	1000	8,003	759.00	
2014	2014-660019775	LASTER, RONALD L	3	143,756	1000	8,003	766.00	
2013	2013-660019775	LASTER, RONALD L	3	139,506	1000	8,003	750.00	



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Date 04/16/2026  
 Time 21:38:02  
 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> 2.3873 <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> 103,992.00 x .85 = 88,500 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 88,500		

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>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,539 / 1,539
<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>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	580 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1959 / 50



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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>	185,789	120.72	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	287,440 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	113.28	<b>Total Misc Impr</b>	+ 18,117				
<b>Roofing Adj</b>	+ 4.95	<b>Garage Cost</b>	+ 17,870				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 248,892				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 55%)</b>	- 136,891				
<b>Plumbing Adj</b>	+ 7.47	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 112,001				
<b>Adj Base Cost</b>	= 138.34	<b>Lot Value</b>	+ 88,500				
<b>Total Area</b>	x 1,539	<b>Indicated Value</b>	= 200,501				
<b>Adjusted Cost</b>	= 212,905	<b>Value Per SqFt</b>	130.28				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	112,001		
<b>Lot Value</b>	88,500		
<b>Indicated Value</b>	200,501	130.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	12,000		
<b>Total Value</b>	212,501	138.08	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	48141		5x4	20	26.87		537
CPDT	CARPORT - DETACHED	48142		20x20	400	11.36		4,544
PRCH	SLAB PORCH - COVERED	48143		19x15	285	26.04		7,421



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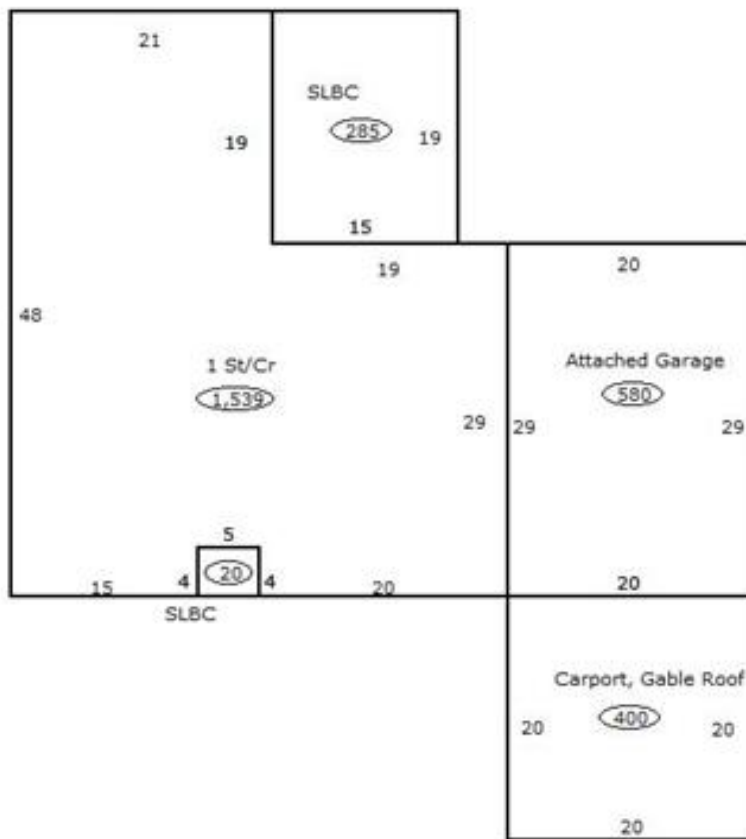
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Date 04/16/2026  
 Time 21:38:02  
 Page 3

### Sketch Image

660019775



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,539	1.000	1,539
2	G	1		13	Attached Garage	580	1.000	580
3	M	PRCH		13	SLBC	20	1.000	20
4	G	3		13	Carport, Gable Roof	400	1.000	400
5	M	PRCH		13	SLBC	285	1.000	285
<b>Total Building Area</b>						<b>1,539</b>		<b>1,539</b>



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Page 4

660019775

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x40x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 1,000)	16,000	16,000	4,000	12,000