



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:33:56
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Assessment Data					Primary Image																																																																																																																				
Account 660019776 Parcel ID 000000-00-0-00522-001-0008 Cadastral ID 23-21-14-03250 Property Type REAL - Real Property Property Class RAP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329768 CAPPS, ADAM & KELSEY 9308 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 09308 N 163RD E AVE Subdivision MORGANS ACRES 2 Lot/Block 0008 / 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 Lat/Long: 36.28920130 -95.79098050																																																																																																																									
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Lot - MORGANS ACRES 2 (LOT)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Lot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

Cost Approach				Manual : 01/2025			
Base Cost	110.81	Total Misc Impr	+ 14,692	Garage Cost	+ 14,498	Total RCN	= 242,218
Roofing Adj	+ 4.84	Depreciation (42%)	- 101,732	Lump Sums	+ 0	RCNLD	= 140,486
Subfloor Adj	+ -2.31	Lot Value	+ 140,486	Indicated Value	= 140,486	Value Per SqFt	91.46
Heat/Cool Adj	+ 12.64						
Plumbing Adj	+ 12.71						
Basement Adj	+ 0.00						
Adj Base Cost	= 138.69						
Total Area	x 1,536						
Adjusted Cost	= 213,028						

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test	Adusted R	0.8445
Indicated Value	184,010	119.80 Per SqFt	

Direct Comparables			
Selection Model	A Adam Test	Adjustment Model	1 2022 Residential
Comparables	4	Indicated Value	247,600 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach	Improvements	140,486
Lot Value		Indicated Value	140,486
		91.46 Per SqFt	
Agland Value	360	Site Improvements	3,930
Total Value	144,776	94.26 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	48146	184		184	26.35		4,848
PRCH	SLAB PORCH - COVERED	48147	160		160	26.43		4,229



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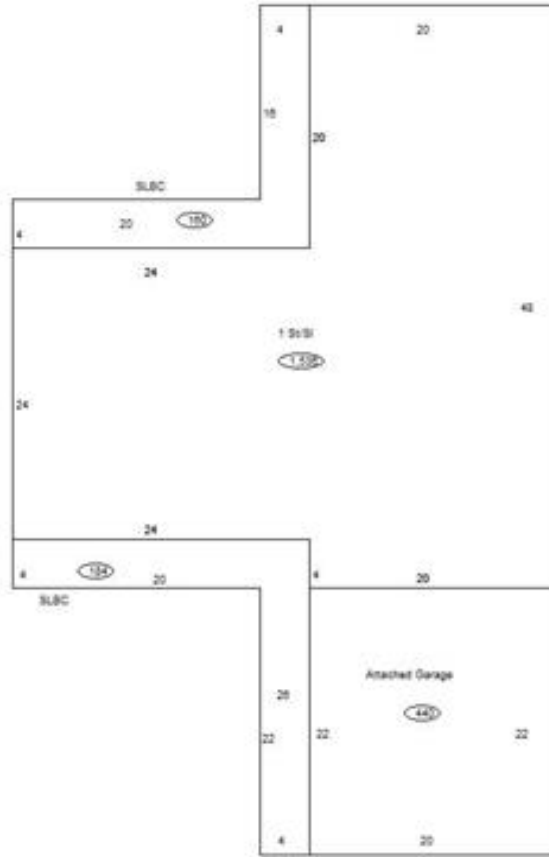
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Sketch Image

660019776



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,536	1.000	1,536
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	184	1.000	184
4	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						1,536		1,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	25x30x0			750
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.48 x 750)		7,860		7,860	3,930	3,930
	STF	STG FAIR	8x10x0			80
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)		374		374	374	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VE	VERDIGRIS CLAY LOAM	TMBR	90			2.000	162	162	324	324
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.430	85	85	36	36
TMBR Totals						2.430			360	360
Total Agland						2.430			360	360