



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 660019777 Parcel ID 000000-00-0-00522-001-0009 Cadastral ID 23-21-14-03260 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 137844 CATHCART, MICHELLE ANN 9310 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 09310 N 163RD E AVE Subdivision MORGANS ACRES 2 Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28987319 -95.79094824																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.8049	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	209,300.00 x .59 = 124,305	
Factor Value		
Adjustments	1.0000	
Lot Value	124,305	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,666 / 1,666
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1953 / 55

Cost Approach		Manual : 01/2025	
Base Cost	117.19	Total Misc Impr	+ 20,744
Roofing Adj	+ 5.59	Garage Cost	+ 22,896
Subfloor Adj	+ 0.00	Total RCN	= 279,346
Heat/Cool Adj	+ 14.47	Depreciation (59%)	- 164,814
Plumbing Adj	+ 4.23	Lump Sums	+ 4,424
Basement Adj	+ 0.00	RCNLD	= 118,956
Adj Base Cost	= 141.48	Lot Value	+ 124,305
Total Area	x 1,666	Indicated Value	= 243,261
Adjusted Cost	= 235,706	Value Per SqFt	146.02



\\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	213,403	128.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	288,030 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,956		
Lot Value	124,305		
Indicated Value	243,261	146.02	Per SqFt
Agland Value			
Site Improvements	12,656		
Total Value	255,917	153.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48150	14x12		168	28.93		4,860
WODO	WOOD DECK - OPEN	48151	14x13		182	25.86	6%	4,424
EPSW	ENCLOSED PORCH - SOLID WALL	48152	21x10		210	75.64		15,884



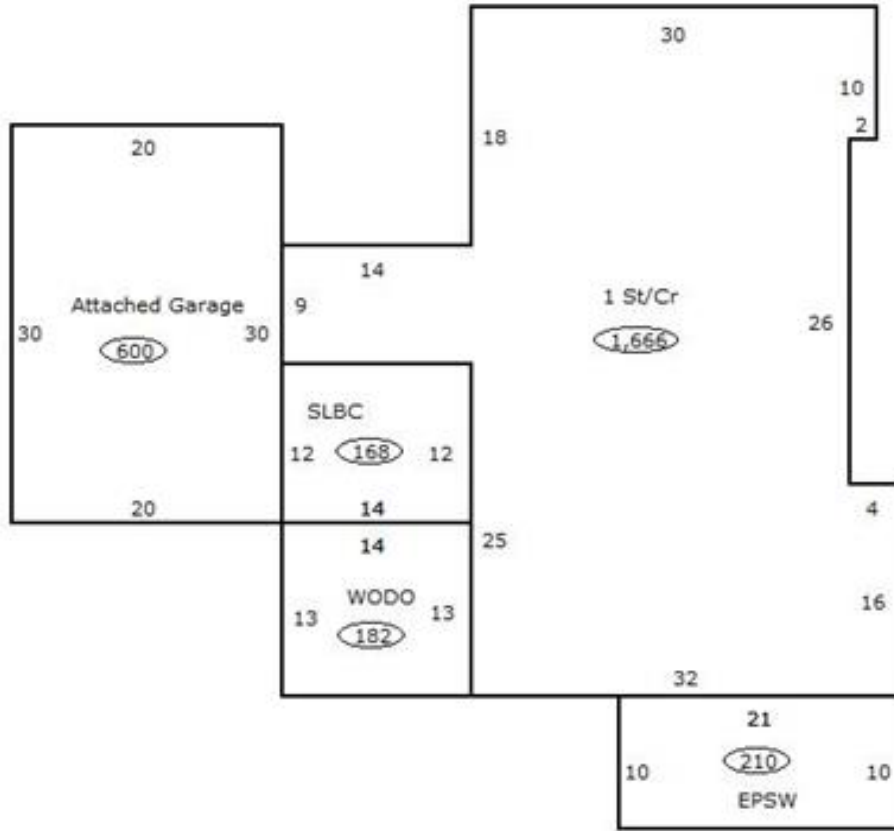
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Sketch Image

660019777



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,666	1.000	1,666
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	168	1.000	168
4	M	WODO		13	WODO	182	1.000	182
5	M	EPSW		13	EPSW	210	1.000	210
Total Building Area						1,666		1,666



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	35x20x0			700
	Qual 2	Cond 3	Year 2006	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 700)		11,200	11,200		11,200
	LT	LEAN-TO	35x15x0			525
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 525)		1,533	1,533	77	1,456