



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:04:21
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019779 Parcel ID 000000-00-0-00522-001-0010 Cadastral ID 23-21-14-03280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340098 KLAMM, JOEL ISAAC & ALEXANDRIA LAUREN SWANSON 9424 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 09424 N 163RD E AVE Subdivision MORGANS ACRES 2 Lot/Block 0010 / 0001 Parcel Size 1.25 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29111379 -95.79092704 N 82.5' LOT 10 BLOCK 1 MORGANS ACRES 2																																																																																																																									
Exemptions <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> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	H	Homestead	No	1,000		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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
H	Homestead	No	1,000																																																																																																																						
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>118,347</td> <td>118,347</td> <td>11%</td> <td>13,018</td> <td>Assessed</td> <td>36,143 3,540.57</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>211,439</td> <td>210,228</td> <td></td> <td>23,125</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>329,786</td> <td>328,575</td> <td></td> <td>36,143</td> <td>Total Taxable</td> <td>35,143 3,443.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2023	Land Value	118,347	118,347	11%	13,018	Assessed	36,143 3,540.57	Year Frozen	0	Improvements	211,439	210,228		23,125	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	329,786	328,575		36,143	Total Taxable	35,143 3,443.00	Sale History <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>INGRAM, RUSTY</td> <td>10/24/2022</td> <td>329,000</td> <td>YES</td> </tr> <tr> <td>2503/560</td> <td>BANK OF NEW YORK MELLON</td> <td>08/24/2015</td> <td>90,000</td> <td>3</td> </tr> <tr> <td>2438/30</td> <td>MENEFEE, GARY D & JUDY</td> <td>11/05/2014</td> <td>0</td> <td>10</td> </tr> <tr> <td>1057/149</td> <td>MENEFEE, KENNETH M</td> <td>11/27/1978</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	INGRAM, RUSTY	10/24/2022	329,000	YES	2503/560	BANK OF NEW YORK MELLON	08/24/2015	90,000	3	2438/30	MENEFEE, GARY D & JUDY	11/05/2014	0	10	1057/149	MENEFEE, KENNETH M	11/27/1978	0	No																																										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																																																	
Remove Cap	2023	Land Value	118,347	118,347	11%	13,018	Assessed	36,143 3,540.57																																																																																																																	
Year Frozen	0	Improvements	211,439	210,228		23,125	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00																																																																																																																	
TIF Project ID	0	Total Value	329,786	328,575		36,143	Total Taxable	35,143 3,443.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	INGRAM, RUSTY	10/24/2022	329,000	YES																																																																																																																					
2503/560	BANK OF NEW YORK MELLON	08/24/2015	90,000	3																																																																																																																					
2438/30	MENEFEE, GARY D & JUDY	11/05/2014	0	10																																																																																																																					
1057/149	MENEFEE, KENNETH M	11/27/1978	0	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660019779</td><td>KLAMM, JOEL ISAAC &</td><td>3</td><td>319,005</td><td>1000</td><td>34,090</td><td>3,339.00</td></tr> <tr><td>2024</td><td>2024-660019779</td><td>KLAMM, JOEL ISAAC &</td><td>3</td><td>329,000</td><td>1000</td><td>35,190</td><td>3,381.00</td></tr> <tr><td>2023</td><td>2023-660019779</td><td>KLAMM, JOEL ISAAC &</td><td>3</td><td>329,000</td><td>0</td><td>36,190</td><td>3,391.00</td></tr> <tr><td>2022</td><td>2022-660019779</td><td>INGRAM, RUSTY</td><td>3</td><td>122,624</td><td>0</td><td>13,489</td><td>1,322.00</td></tr> <tr><td>2021</td><td>2021-660019779</td><td>INGRAM, RUSTY</td><td>3</td><td>125,626</td><td>0</td><td>12,863</td><td>1,244.00</td></tr> <tr><td>2020</td><td>2020-660019779</td><td>INGRAM, RUSTY</td><td>3</td><td>125,256</td><td>0</td><td>12,250</td><td>1,183.00</td></tr> <tr><td>2019</td><td>2019-660019779</td><td>INGRAM, RUSTY</td><td>3</td><td>119,174</td><td>0</td><td>11,667</td><td>1,128.00</td></tr> <tr><td>2018</td><td>2018-660019779</td><td>INGRAM, RUSTY</td><td>3</td><td>101,012</td><td>0</td><td>11,111</td><td>1,034.00</td></tr> <tr><td>2017</td><td>2017-660019779</td><td>INGRAM, RUSTY</td><td>3</td><td>99,800</td><td>0</td><td>10,978</td><td>1,033.00</td></tr> <tr><td>2016</td><td>2016-660019779</td><td>INGRAM, RUSTY</td><td>3</td><td>97,772</td><td>0</td><td>10,755</td><td>1,013.00</td></tr> <tr><td>2015</td><td>2015-660019779</td><td>BANK OF NEW YORK MELLON</td><td>3</td><td>95,956</td><td>0</td><td>10,555</td><td>1,001.00</td></tr> <tr><td>2014</td><td>2014-660019779</td><td>MENEFEE, GARY D & JUDY</td><td>3</td><td>99,721</td><td>1000</td><td>9,354</td><td>895.00</td></tr> <tr><td>2013</td><td>2013-660019779</td><td>MENEFEE, GARY D & JUDY</td><td>3</td><td>99,278</td><td>1000</td><td>9,052</td><td>848.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660019779	KLAMM, JOEL ISAAC &	3	319,005	1000	34,090	3,339.00	2024	2024-660019779	KLAMM, JOEL ISAAC &	3	329,000	1000	35,190	3,381.00	2023	2023-660019779	KLAMM, JOEL ISAAC &	3	329,000	0	36,190	3,391.00	2022	2022-660019779	INGRAM, RUSTY	3	122,624	0	13,489	1,322.00	2021	2021-660019779	INGRAM, RUSTY	3	125,626	0	12,863	1,244.00	2020	2020-660019779	INGRAM, RUSTY	3	125,256	0	12,250	1,183.00	2019	2019-660019779	INGRAM, RUSTY	3	119,174	0	11,667	1,128.00	2018	2018-660019779	INGRAM, RUSTY	3	101,012	0	11,111	1,034.00	2017	2017-660019779	INGRAM, RUSTY	3	99,800	0	10,978	1,033.00	2016	2016-660019779	INGRAM, RUSTY	3	97,772	0	10,755	1,013.00	2015	2015-660019779	BANK OF NEW YORK MELLON	3	95,956	0	10,555	1,001.00	2014	2014-660019779	MENEFEE, GARY D & JUDY	3	99,721	1000	9,354	895.00	2013	2013-660019779	MENEFEE, GARY D & JUDY	3	99,278	1000	9,052	848.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660019779	KLAMM, JOEL ISAAC &	3	319,005	1000	34,090	3,339.00																																																																																																																		
2024	2024-660019779	KLAMM, JOEL ISAAC &	3	329,000	1000	35,190	3,381.00																																																																																																																		
2023	2023-660019779	KLAMM, JOEL ISAAC &	3	329,000	0	36,190	3,391.00																																																																																																																		
2022	2022-660019779	INGRAM, RUSTY	3	122,624	0	13,489	1,322.00																																																																																																																		
2021	2021-660019779	INGRAM, RUSTY	3	125,626	0	12,863	1,244.00																																																																																																																		
2020	2020-660019779	INGRAM, RUSTY	3	125,256	0	12,250	1,183.00																																																																																																																		
2019	2019-660019779	INGRAM, RUSTY	3	119,174	0	11,667	1,128.00																																																																																																																		
2018	2018-660019779	INGRAM, RUSTY	3	101,012	0	11,111	1,034.00																																																																																																																		
2017	2017-660019779	INGRAM, RUSTY	3	99,800	0	10,978	1,033.00																																																																																																																		
2016	2016-660019779	INGRAM, RUSTY	3	97,772	0	10,755	1,013.00																																																																																																																		
2015	2015-660019779	BANK OF NEW YORK MELLON	3	95,956	0	10,555	1,001.00																																																																																																																		
2014	2014-660019779	MENEFEE, GARY D & JUDY	3	99,721	1000	9,354	895.00																																																																																																																		
2013	2013-660019779	MENEFEE, GARY D & JUDY	3	99,278	1000	9,052	848.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:04:22
Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1181 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,702.00 x 1.23 = 59,713 Factor Value Adjustments 1.9819 Lot Value 118,347		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,656 / 1,656
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	648 Attached Garage - Unfinished
Remodel	REVITALIZE -
Year/Eff Age	1952 / 20

\\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	211,799	127.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	307,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.58	Total Misc Impr	+ 14,329				
Roofing Adj	+ 4.67	Garage Cost	+ 19,602				
Subfloor Adj	+ 0.00	Total RCN	= 237,337				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 54,588				
Plumbing Adj	+ 6.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 182,749				
Adj Base Cost	= 122.83	Lot Value	+ 118,347				
Total Area	x 1,656	Indicated Value	= 301,096				
Adjusted Cost	= 203,406	Value Per SqFt	181.82				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	182,749		
Lot Value	118,347		
Indicated Value	301,096	181.82	Per SqFt
Agland Value			
Site Improvements	28,690		
Total Value	329,786	199.15	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	48159	18x10		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	48160	15x10		150	26.46		3,969



Rogers

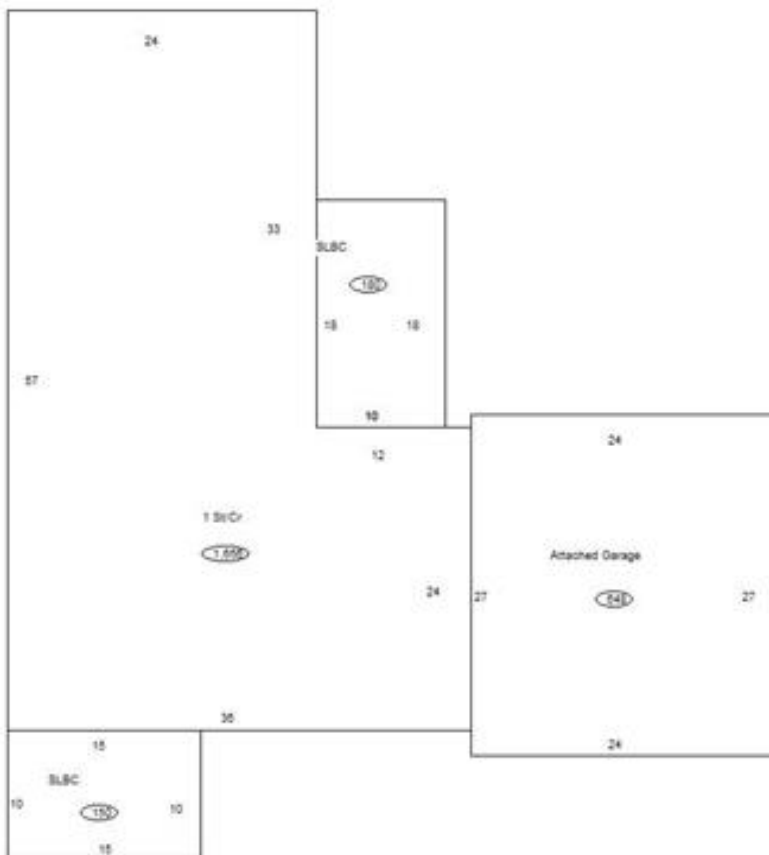
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:04:22
 Page 3

Sketch Image

660019779



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,656	1.000	1,656
2	G	1		10	Attached Garage	648	1.000	648
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PRCH		10	SLBC	150	1.000	150
Total Building Area						1,656		1,656



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:04:22
Page 4

660019779

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x40x0			960
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (32.53 x 960)		31,229	31,229	3,123	28,106
	STF	STG FAIR	0x0x0			192
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899	899	315	584