



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 660019785 Parcel ID 000000-00-0-00522-001-0013 Cadastral ID 23-21-14-03340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 320014 NICHOLSON, PAUL F & AMANDA S 9521 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 09521 N 163RD E AVE Subdivision MORGANS ACRES 2 Lot/Block 0013 / 0001 Parcel Size 2.5 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/19/2022 09:49</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/22/2022</p>																																																	
Legal Description Lat/Long: 36.29254380 -95.78917074																																																						
LOT 13 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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2592/497	HOLMES, MATTHEW M &	11/05/2016	430,000	YES																																													
					2244/71	ARVEST BANK	04/30/2012	370,000	3																																													
					2215/294	WISDOM, MIKE & FAITH	12/16/2011	0	10																																													
					1013/91	WILLIAMS, PAUL M &~MARGARET K	01/10/1996	28,000	Yes																																													
					879/604	HALL, ANNA R	04/20/1992	23,500	Yes																																													
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>2017</td> <td>Land Value 85,458</td> <td>53,571</td> <td>11%</td> <td>5,893</td> <td>Assessed</td> <td>63,459</td> <td>6,216.44</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 523,321</td> <td>523,321</td> <td> </td> <td>57,566</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 608,779</td> <td>576,892</td> <td> </td> <td>63,459</td> <td>Total Taxable</td> <td>63,459</td> <td>6,216.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2017	Land Value 85,458	53,571	11%	5,893	Assessed	63,459	6,216.44	Year Frozen	0	Improvements 523,321	523,321		57,566	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 608,779	576,892		63,459	Total Taxable	63,459	6,216.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019785	NICHOLSON, PAUL F &	3	601,615	0	60,437	5,920.00																																															
2024	2024-660019785	NICHOLSON, PAUL F &	3	637,040	0	57,559	5,530.00																																															
2023	2023-660019785	NICHOLSON, PAUL F &	3	544,501	0	54,818	5,137.00																																															
2022	2022-660019785	NICHOLSON, PAUL F &	3	529,876	0	52,207	5,115.00																																															
2021	2021-660019785	NICHOLSON, PAUL F &	3	452,012	0	49,721	4,810.00																																															
2020	2020-660019785	NICHOLSON, PAUL F &	3	448,499	0	49,011	4,734.00																																															
2019	2019-660019785	NICHOLSON, PAUL F &	3	424,341	0	46,678	4,512.00																																															
2018	2018-660019785	NICHOLSON, PAUL F &	3	438,543	0	48,240	4,490.00																																															
2017	2017-660019785	NICHOLSON, PAUL F &	3	433,973	0	47,737	4,490.00																																															
2016	2016-660019785	HOLMES, MATTHEW M &	3	434,733	0	47,821	4,502.00																																															
2015	2015-660019785	HOLMES, MATTHEW M &	3	420,417	0	46,246	4,386.00																																															
2014	2014-660019785	HOLMES, MATTHEW M &	3	429,294	0	46,583	4,459.00																																															
2013	2013-660019785	HOLMES, MATTHEW M &	3	403,316	0	44,365	4,156.00																																															



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Lot Data		Square-Foot - NBHD 1069 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	2.1819				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	95,043.00 x .90 = 85,458				
Factor Value					
Adjustments	1.0000				
Lot Value	85,458				
Residential Data				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/22/2022</p>	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3.5 - Average			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% 1 1/2 Story Finished			Multiple Regression	
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	3,942 / 5,318			Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 632,978 119.03 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	3,942			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	1,020 Attached Garage - Unfinished 3 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 486,642	
Year/Eff Age	2000 / 20			Lot Value 85,458	
Cost Approach		Manual : 01/2025		Indicated Value 572,100 107.58 Per SqFt	
Base Cost	91.28	Total Misc Impr	+ 7,101	Agland Value	
Roofing Adj	+ 3.58	Garage Cost	+ 37,954	Site Improvements 36,679	
Subfloor Adj	+ -2.30	Total RCN	= 632,003	Total Value 608,779 114.48 Total Value Per SqFt	
Heat/Cool Adj	+ 14.47	Depreciation (23%)	- 145,361		
Plumbing Adj	+ 3.34	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 486,642		
Adj Base Cost	= 110.37	Lot Value	+ 85,458		
Total Area	x 5,318	Indicated Value	= 572,100		
Adjusted Cost	= 586,948	Value Per SqFt	107.58		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	48179	210		210	28.77	6,042
PRCH	SLAB PORCH - COVERED	48180	6x6		36	29.42	1,059



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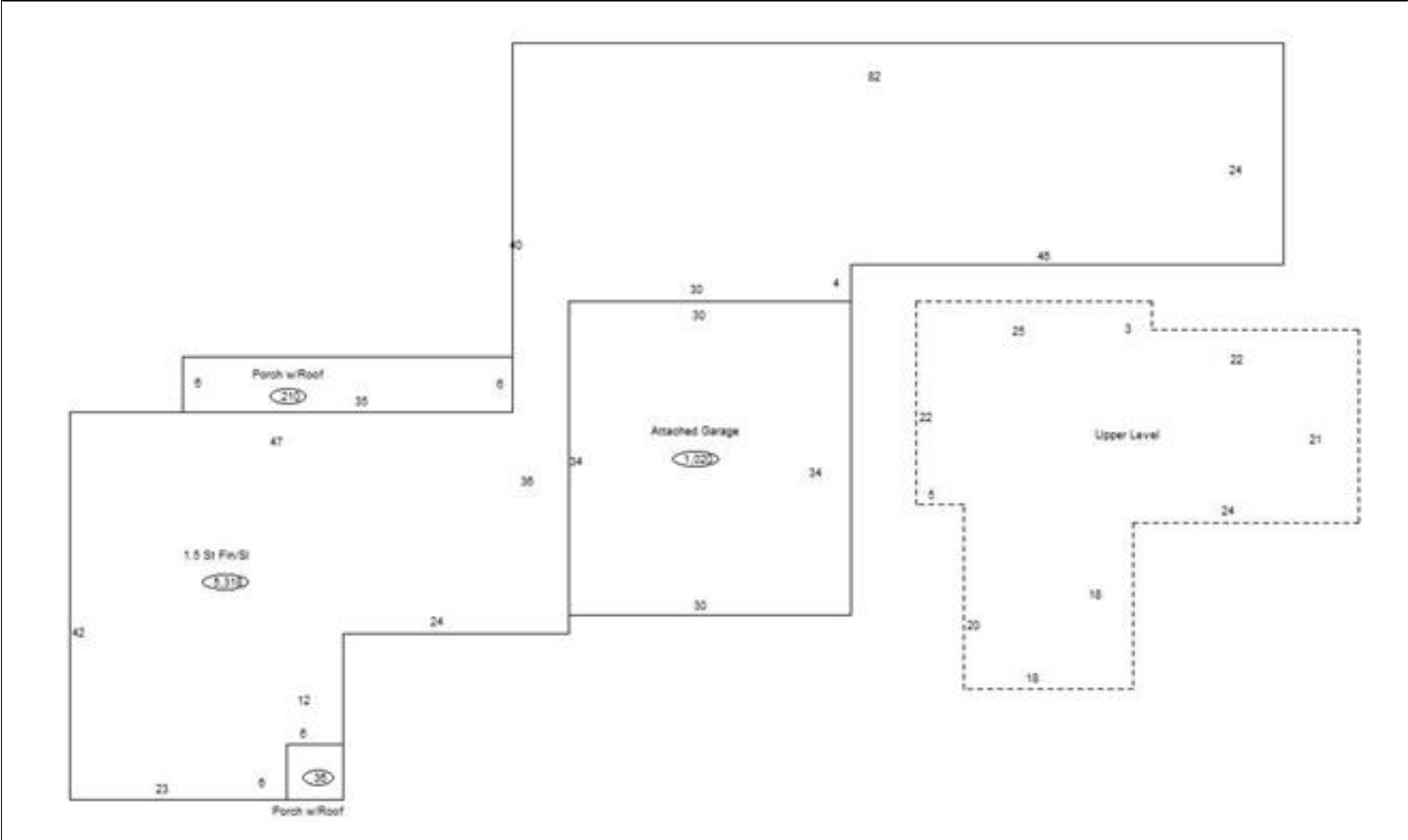
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,942	1.349	5,318
2	U	^UL	Overhang	13	Upper Level	1,376	1.000	1,376
3	G	1		13	Attached Garage	1,020	1.000	1,020
4	M	PRCH		13	SLBC	210	1.000	210
5	M	PRCH		13	SLBC	36	1.000	36
Total Building Area						3,942		5,318



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (8% Phys/ % Func)	RCNLD
		Base Cost (37.04 x 240)	8,890		8,890	711	8,179
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	1,500	28,500
	STF	STG FAIR	12x20x0			240	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 240)	1,123		1,123	1,123	