



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019789 <b>Parcel ID</b> 000000-00-0-00522-001-0016 <b>Cadastral ID</b> 23-21-14-03380 <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> 278737 GREGG, STEPHEN & ELENA  2828 N GILCREASE MUSEUM RD TULSA OK 74127-0000  <b>Parcel Location</b> <b>Situs</b> 09375 N 163RD E AVE <b>Subdivision</b> MORGANS ACRES 2 <b>Lot/Block</b> 0016 / 0001 <b>Parcel Size</b> 2.5 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28987316 -95.78917642																																																																																																																									
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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> 2.3119 <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> 100,706.00 x .87 = 87,383 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 87,383		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,275 / 1,275
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace 100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1958 / 68

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/22/2022

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>	82,277	64.53	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.07	<b>Total Misc Impr</b>	+ 8,127				
<b>Roofing Adj</b>	+ 3.94	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 155,364				
<b>Heat/Cool Adj</b>	+ 6.66	<b>Depreciation ( 73%)</b>	- 113,416				
<b>Plumbing Adj</b>	+ 6.50	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 41,948				
<b>Adj Base Cost</b>	= 115.48	<b>Lot Value</b>	+ 87,383				
<b>Total Area</b>	x 1,275	<b>Indicated Value</b>	= 129,331				
<b>Adjusted Cost</b>	= 147,237	<b>Value Per SqFt</b>	101.44				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	41,948		
<b>Lot Value</b>	87,383		
<b>Indicated Value</b>	129,331	101.44	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,827		
<b>Total Value</b>	141,158	110.71	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	48193	19x9		171	20.76		3,550



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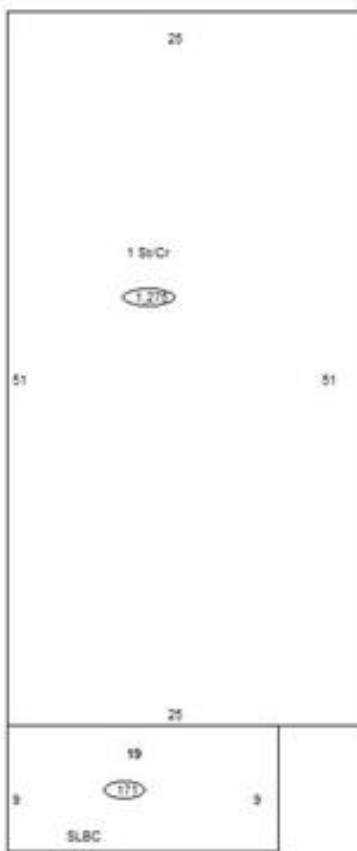
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### Sketch Image

660019789



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,275	1.000	1,275
2	M	PRCH		10	SLBC	171	1.000	171
<b>Total Building Area</b>						1,275		1,275



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,056
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (10.40 x 1,056) 10,982		<b>Modifier Total</b>	<b>RCN</b> 10,982	<b>Depr (50% Phys/ % Func)</b> 5,491	<b>RCNLD</b> 5,491
	DTGF	DETACHED GARAGE FAIR	0x0x0			660
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (16.00 x 660) 10,560		<b>Modifier Total</b>	<b>RCN</b> 10,560	<b>Depr (40% Phys/ % Func)</b> 4,224	<b>RCNLD</b> 6,336
	STF	STG FAIR	10x12x0			120
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b> 562	<b>Depr (100% Phys/ % Func)</b> 562	<b>RCNLD</b> 562