



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:09
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Assessment Data					Primary Image																																																																																																																				
Account 660019795 Parcel ID 000000-00-0-00522-001-0022 Cadastral ID 23-21-14-03440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 336272 LONG, CAROL P 9102 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09102 N 165TH E AVE Subdivision MORGANS ACRES 2 Lot/Block 0022 / 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: 36.28720069 -95.78789976																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size	0	0	
Lot Count	0.5		
Units Buildable	0		
Non-Ag Acres	1.0656		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	46,417.00 x 1.26 = 58,342		
Factor Value			
Adjustments	1.0000		
Lot Value	58,342		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
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	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	488 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1965 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	193,868	116.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	243,780		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.21	Total Misc Impr	+ 7,983
Roofing Adj	+ 4.88	Garage Cost	+ 15,631
Subfloor Adj	+ 0.00	Total RCN	= 243,243
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 87,567
Plumbing Adj	+ 6.10	Lump Sums	+ 4,386
Basement Adj	+ 0.00	RCNLD	= 160,062
Adj Base Cost	= 131.83	Lot Value	+ 58,342
Total Area	x 1,666	Indicated Value	= 218,404
Adjusted Cost	= 219,629	Value Per SqFt	131.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,062		
Lot Value	58,342		
Indicated Value	218,404	131.09	Per SqFt
Agland Value			
Site Improvements	14,121		
Total Value	232,525	139.57	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
WODO	WOOD DECK - OPEN	48208	22x9		198	22.15		4,386
PRCH	SLAB PORCH - COVERED	48209	13x6		78	26.68		2,081
PATO	SLAB PORCH - OPEN	146751	5x5		25	11.48		287



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			864
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (27.24 x 864)		23,535	23,535	9,414		14,121