



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:13
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Assessment Data					Primary Image																																																																																																																				
Account 660019797 Parcel ID 000000-00-0-00522-001-0024 Cadastral ID 23-21-14-03460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345011 REED, ALLAN & RANDI REED & KENNETH REED & CAROL REED 9302 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09302 N 165TH E AVE Subdivision MORGANS ACRES 2 Lot/Block 0024 / 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: 36.28896757 -95.78815902																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.2913 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 99,808.00 x .87 = 87,078 Factor Value Adjustments 1.9435 Lot Value 169,236		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,411 / 1,411
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,411
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	213,368	151.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	262,430 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,060		
Lot Value	169,236		
Indicated Value	302,296	214.24	Per SqFt
Agland Value			
Site Improvements	31,162		
Total Value	333,458	236.33	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	119.20	Total Misc Impr	+ 10,265				
Roofing Adj	+ 4.95	Garage Cost	+ 18,057				
Subfloor Adj	+ -2.42	Total RCN	= 233,439				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 100,379				
Plumbing Adj	+ 11.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,060				
Adj Base Cost	= 145.37	Lot Value	+ 169,236				
Total Area	x 1,411	Indicated Value	= 302,296				
Adjusted Cost	= 205,117	Value Per SqFt	214.24				

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	48216	14x7		98	26.62		2,609
PATO	SLAB PORCH - OPEN	48217	16x12		192	10.63		2,041



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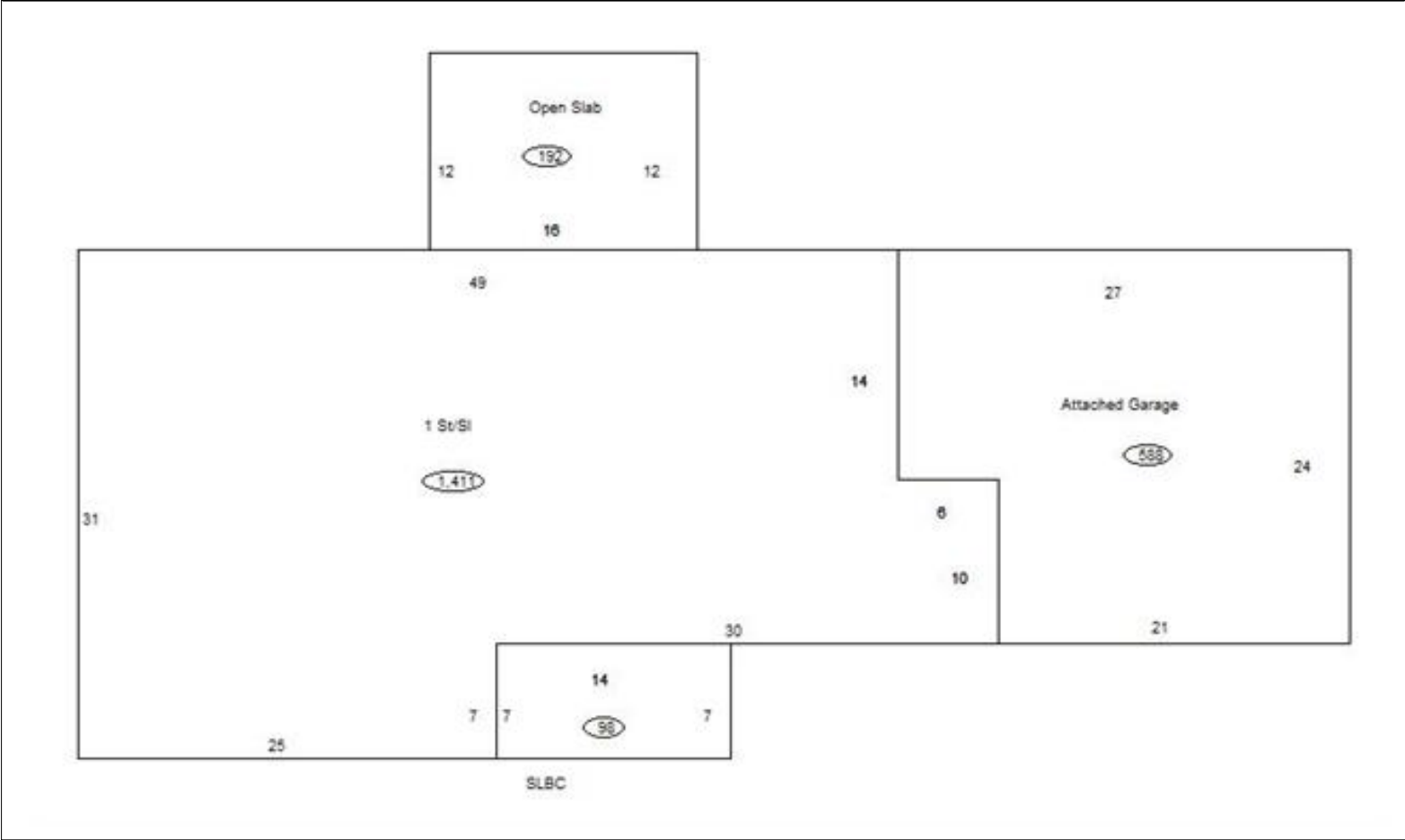
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Sketch Image

660019797



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,411	1.000	1,411
2	G	1		10	Attached Garage	588	1.000	588
3	M	PRCH		10	SLBC	98	1.000	98
4	M	PATO		10	Open Slab	192	1.000	192
Total Building Area						1,411		1,411



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (15% Phys/ % Func) 5,445	RCNLD 30,855
	LF	LOAFING SHED	0x0x0			240
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.26 x 240) 1,022		Modifier Total	RCN 1,022	Depr (70% Phys/ % Func) 715	RCNLD 307