



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 660019800 Parcel ID 000000-00-0-00522-001-0027 Cadastral ID 23-21-14-03490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 260562 HASTINGS, RAYNARD & MACHELL DIANE HASTINGS 9510 N 165TH E AVE OWASSO OK 74055-0000																			
Parcel Location Situs 09510 N 165TH E AVE Subdivision MORGANS ACRES 2 Lot/Block 0027 / 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: 36.29144709 -95.78815790					Building Permits														
S2 LOT 27 BLOCK 1 MORGANS ACRES 2					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	986/72	CROSS, LINDA	03/31/1995	87,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0		Land Value 60,397	46,680	11%	5,135	Assessed	19,365	1,897.00										
Year Frozen	2025		Improvements 167,384	129,368		14,230	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 227,781	176,048		19,365	Total Taxable	18,365	1,799.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660019800	HASTINGS, RAYNARD &			3	221,836	1000	18,366	1,799.00										
2024	2024-660019800	HASTINGS, RAYNARD &			3	231,142	1000	17,802	1,710.00										
2023	2023-660019800	HASTINGS, RAYNARD &			3	182,651	1000	17,254	1,617.00										
2022	2022-660019800	HASTINGS, RAYNARD &			3	169,988	1000	16,722	1,638.00										
2021	2021-660019800	HASTINGS, RAYNARD &			3	170,976	1000	16,206	1,568.00										
2020	2020-660019800	HASTINGS, RAYNARD &			3	168,143	1000	15,705	1,517.00										
2019	2019-660019800	HASTINGS, RAYNARD &			3	161,347	1000	15,218	1,471.00										
2018	2018-660019800	HASTINGS, RAYNARD &			3	167,906	1000	14,747	1,373.00										
2017	2017-660019800	HASTINGS, RAYNARD &			3	166,497	1000	14,288	1,344.00										
2016	2016-660019800	HASTINGS, RAYNARD &			3	162,122	1000	13,843	1,303.00										
2015	2015-660019800	HASTINGS, RAYNARD &			3	156,959	1000	13,410	1,272.00										
2014	2014-660019800	HASTINGS, RAYNARD &			3	158,241	1000	12,991	1,243.00										
2013	2013-660019800	HASTINGS, RAYNARD &			3	149,696	1000	12,583	1,179.00										



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1442 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,842.00 x 1.21 = 60,397 Factor Value Adjustments 1.0000 Lot Value 60,397		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture Style 100% One Story Exterior Wall 100% Veneer, Masonry Base/Total Area 1,824 / 1,824 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,824 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 592 Attached Garage - Unfinished Remodel Year/Eff Age 1983 / 32		

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 216,807 118.86 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 4 Indicated Value 256,220 Per SqFt

Value Reconciliation
Selected Approach Cost Approach Improvements 167,384 Lot Value 60,397 Indicated Value 227,781 124.88 Per SqFt Agland Value Site Improvements Total Value 227,781 124.88 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.58	Total Misc Impr	+ 17,816
Roofing Adj	+ 4.79	Garage Cost	+ 18,145
Subfloor Adj	+ -2.29	Total RCN	= 278,973
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 111,589
Plumbing Adj	+ 8.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,384
Adj Base Cost	= 133.23	Lot Value	+ 60,397
Total Area	x 1,824	Indicated Value	= 227,781
Adjusted Cost	= 243,012	Value Per SqFt	124.88

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	48228		198	198	26.31		5,209
PRCH	SLAB PORCH - COVERED	48229		268	268	26.09		6,992



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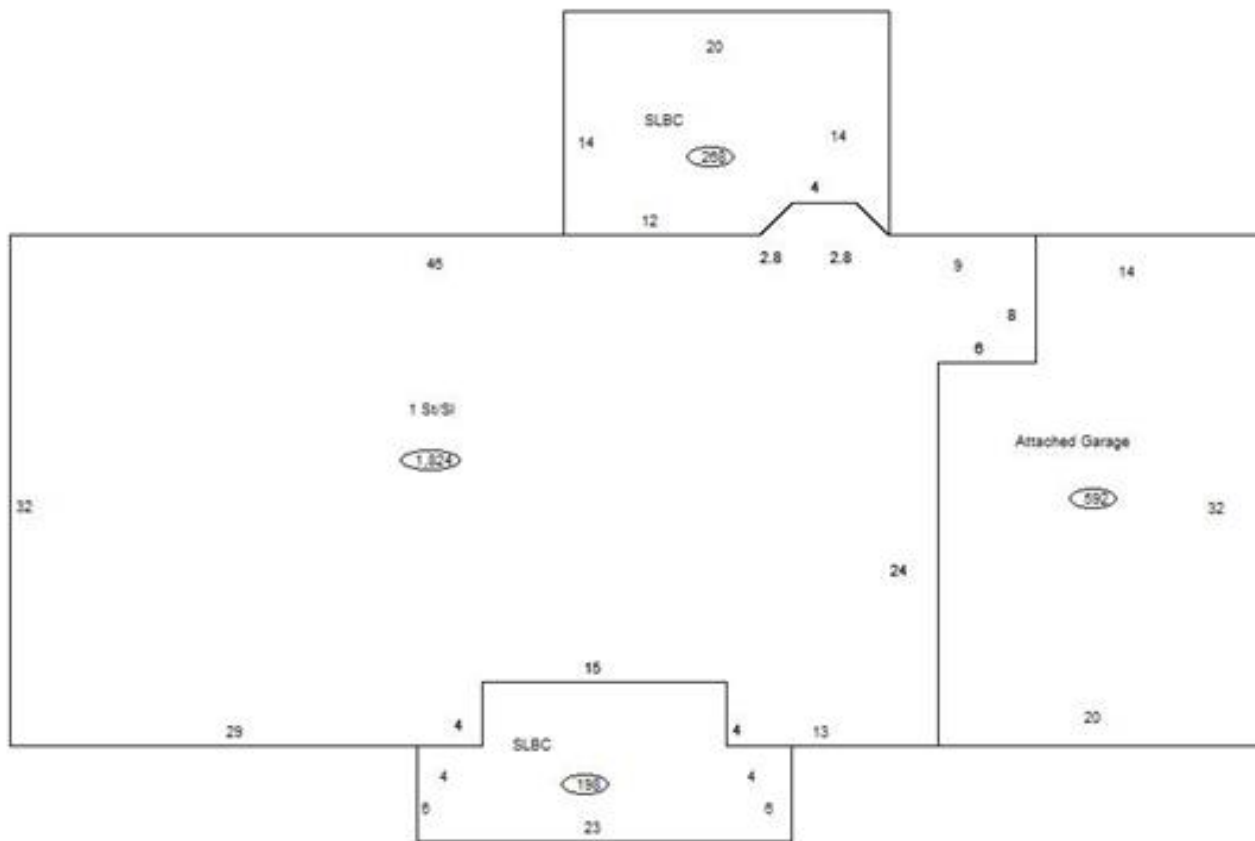
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,824	1.000	1,824
2	G	1		10	Attached Garage	592	1.000	592
3	M	PRCH		10	SLBC	198	1.000	198
4	M	PRCH		10	SLBC	268	1.000	268
Total Building Area						1,824		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 80) 374		Modifier Total	RCN 374	Depr (100% Phys/ % Func) 374	RCNLD
	CPDT	CARPORT - DETACHED	20x20x0			400
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (10.84 x 400) 4,336		Modifier Total	RCN 4,336	Depr (100% Phys/ % Func) 4,336	RCNLD