



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:17
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019801 Parcel ID 000000-00-0-00522-001-0027 Cadastral ID 23-21-14-03500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 139304 KLAHR, DANIEL LEE 9520 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09520 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: 36.29188275 -95.78811565																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1314		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	49,283.00 x 1.22 = 60,062		
Factor Value			
Adjustments	1.0000		
Lot Value	60,062		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	135,698 117.79 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	19,330 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	79,408
Lot Value	60,062
Indicated Value	139,470 121.07 Per SqFt
Agland Value	
Site Improvements	
Total Value	139,470 121.07 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.48	Total Misc Impr	+ 2,838
Roofing Adj	+ 4.07	Garage Cost	+ 13,023
Subfloor Adj	+ 2.37	Total RCN	= 144,378
Heat/Cool Adj	+ 10.30	Depreciation (45%)	- 64,970
Plumbing Adj	+ 4.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 79,408
Adj Base Cost	= 111.56	Lot Value	+ 60,062
Total Area	x 1,152	Indicated Value	= 139,470
Adjusted Cost	= 128,517	Value Per SqFt	121.07

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48232	17x8		136	20.87		2,838



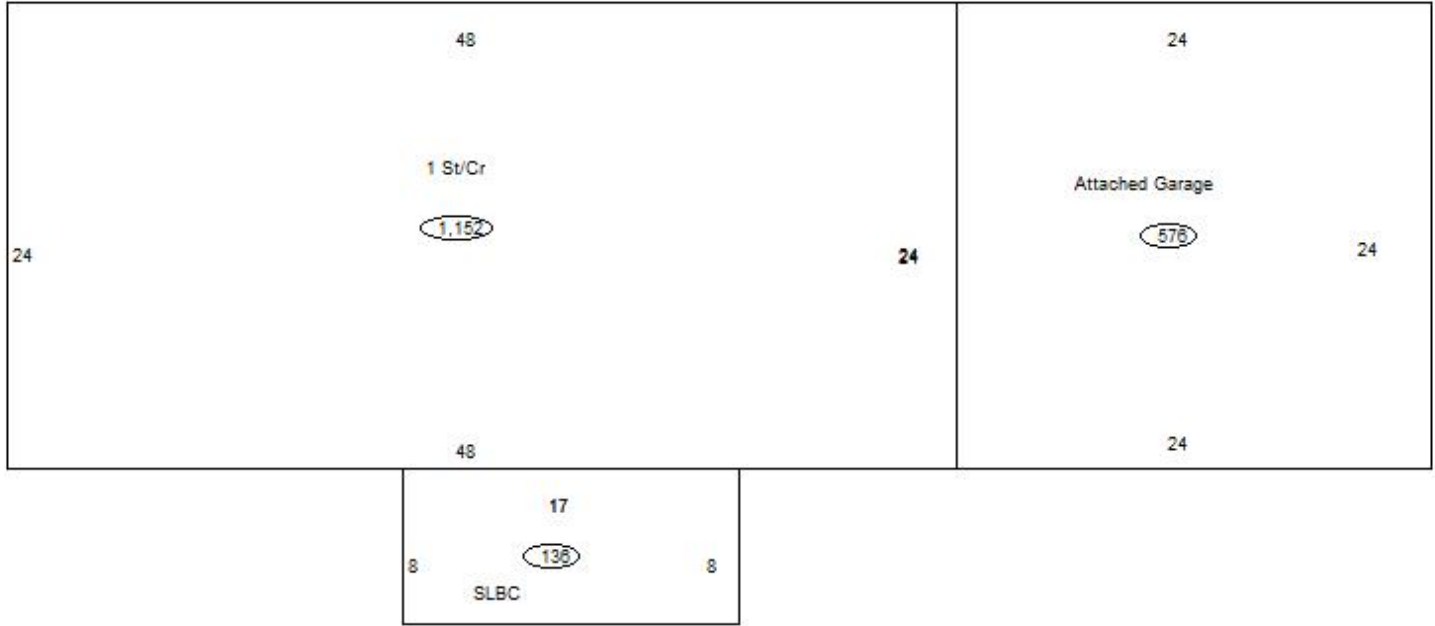
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Sketch Image

660019801



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,152	1.000	1,152
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	136	1.000	136
Total Building Area						1,152		1,152