



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:19
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Assessment Data					Primary Image																																																																																																																				
Account 660019804 Parcel ID 000000-00-0-00522-001-0029 Cadastral ID 23-21-14-03530 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 136844 MORGANS, LEE WAYNE SR & JANET S REVOCABLE LIVING TRUST 16110 E 96TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16708 E 96TH ST N Subdivision MORGANS ACRES 2 Lot/Block 0029 / 0001 Parcel Size 1.93 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29245000 -95.78577009																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/22/2022																																																																																																																				
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.76	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	76,667.00 x 1.00 = 76,492	
Factor Value		
Adjustments	1.0000	
Lot Value	76,492	

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	1,766 / 1,766
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	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 51



\\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	201,692	114.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	295,340 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,328		
Lot Value	76,492		
Indicated Value	187,820	106.35	Per SqFt
Agland Value			
Site Improvements	3,754		
Total Value	191,574	108.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.72	Total Misc Impr	+ 7,316				
Roofing Adj	+ 4.57	Garage Cost	+ 20,220				
Subfloor Adj	+ 0.00	Total RCN	= 253,019				
Heat/Cool Adj	+ 12.64	Depreciation (56%)	- 141,691				
Plumbing Adj	+ 5.75	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 111,328				
Adj Base Cost	= 127.68	Lot Value	+ 76,492				
Total Area	x 1,766	Indicated Value	= 187,820				
Adjusted Cost	= 225,483	Value Per SqFt	106.35				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48243	37x7		259	26.12		6,765
PATO	SLAB PORCH - OPEN	48244	8x6		48	11.48		551



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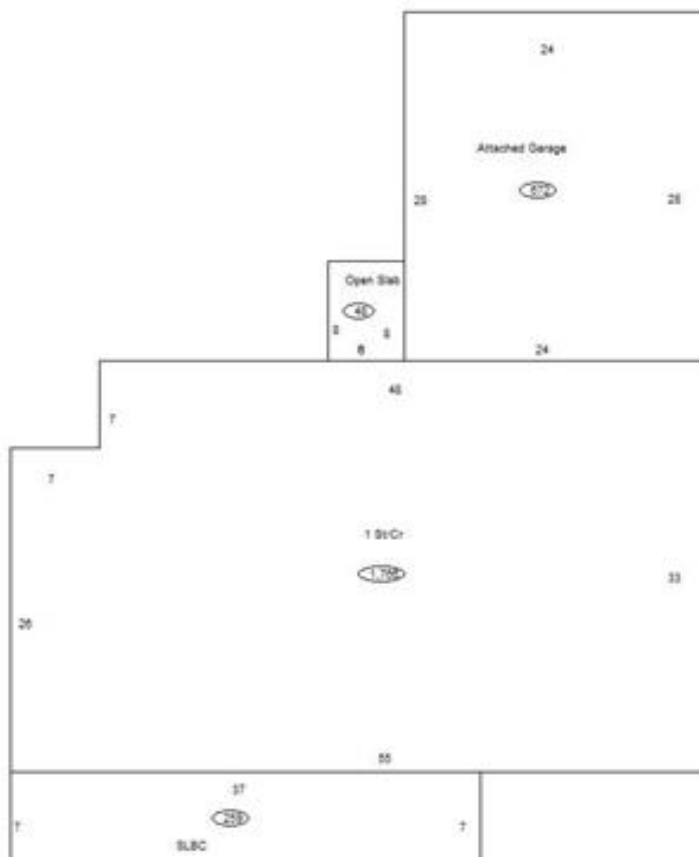
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Sketch Image

660019804



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,766	1.000	1,766
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	259	1.000	259
4	M	PATO		10	Open Slab	48	1.000	48
Total Building Area						1,766		1,766



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			1,528
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (7.02 x 1,528)		10,727	10,727	6,973		3,754