



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	660019807													
Parcel ID	000000-00-0-00522-001-0030													
Cadastral ID	23-21-14-03560													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	346798													
HARP, ARIC														
9505 N 165TH E AVE OWASSO OK 74055-8327														
Parcel Location														
Situs	09505 N 165TH E AVE													
Subdivision	MORGANS ACRES 2													
Lot/Block	0030 / 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: 36.29187839 -95.78691869														
N2 W2 LOT 30 BLOCK 1 MORGANS ACRES 2														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	DUVALL, RICHARD C	03/28/2025	180,000	YES										
/	HAYDEN, HAROLD E - TRUSTEE	09/21/2021	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2026	Land Value	83,160	83,160	11%	9,148	Assessed	19,802	1,939.80					
Year Frozen	2008	Improvements	96,849	96,849		10,654	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	180,009	180,009		19,802	Total Taxable	19,802	1,940.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019807	HARP, ARIC	3	162,757	0	8,866	869.00							
2024	2024-660019807	DUVALL, RICHARD C	3	168,189	0	8,445	811.00							
2023	2023-660019807	DUVALL, RICHARD C	3	124,592	0	8,042	754.00							
2022	2022-660019807	DUVALL, RICHARD C	3	108,659	0	7,660	750.00							
2021	2021-660019807	DUVALL, RICHARD C	3	109,742	1000	6,294	609.00							
2020	2020-660019807	HAYDEN, HAROLD E - TRUSTEE	3	110,843	1000	6,294	608.00							
2019	2019-660019807	HAYDEN, HAROLD E - TRUSTEE	3	106,363	1000	6,295	609.00							
2018	2018-660019807	HAYDEN, HAROLD E - TRUSTEE	3	110,994	1000	6,294	586.00							
2017	2017-660019807	HAYDEN, HAROLD E - TRUSTEE	3	110,174	1000	6,294	592.00							
2016	2016-660019807	HAYDEN, HAROLD E - TRUSTEE	3	107,551	1000	6,295	593.00							
2015	2015-660019807	HAYDEN, HAROLD E - TRUSTEE	3	104,332	1000	6,294	597.00							
2014	2014-660019807	HAYDEN, HAROLD E - TRUSTEE	3	107,551	1000	6,295	603.00							
2013	2013-660019807	HAYDEN, HAROLD E - TRUSTEE	3	103,919	1000	6,295	590.00							



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2091 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,667.00 x 1.18 = 62,092 Factor Value Adjustments 1.3393 Lot Value 83,160		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,356 / 1,356
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50



\\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	108,851	80.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	264,460		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,634		
Lot Value	83,160		
Indicated Value	163,794	120.79	Per SqFt
Agland Value			
Site Improvements	16,215		
Total Value	180,009	132.75	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.74	Total Misc Impr	+ 11,933				
Roofing Adj	+ 4.43	Garage Cost	+ 0				
Subfloor Adj	+ 1.15	Total RCN	= 187,521				
Heat/Cool Adj	+ 11.47	Depreciation (57%)	- 106,887				
Plumbing Adj	+ 7.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 80,634				
Adj Base Cost	= 129.49	Lot Value	+ 83,160				
Total Area	x 1,356	Indicated Value	= 163,794				
Adjusted Cost	= 175,588	Value Per SqFt	120.79				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	48255	24x8		192	23.59		4,529
PATO	SLAB PORCH - OPEN	48256	18x14		252	9.16		2,308



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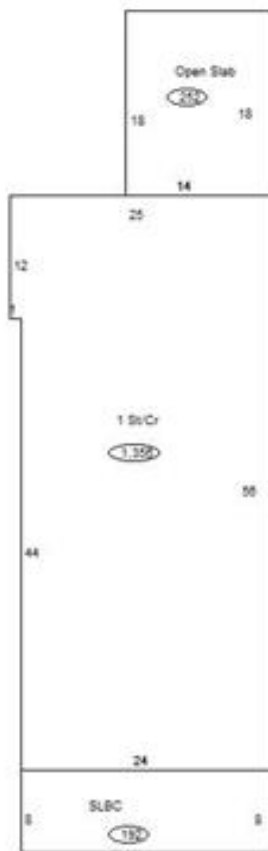
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,356	1.000	1,356
2	M	PRCH		13	SLBC	192	1.000	192
3	M	PATO		13	Open Slab	252	1.000	252
Total Building Area						1,356		1,356



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 576)	18,017		18,017	1,802	16,215
	CPDT	CARPORT - DETACHED	15x30x0			450
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 450)	4,878		4,878	4,878	