



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 660019809 Parcel ID 000000-00-0-00522-001-0031 Cadastral ID 23-21-14-03580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 138764 PECK, LARRY & SANDRA REVOCABLE LIVING TRUST 9447 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09447 N 165TH E AVE Subdivision MORGANS ACRES 2 Lot/Block 0031 / 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: 36.29054162 -95.78695791																																																																																																																									
S2 W2 LOT 31 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																																																																																																											
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.201	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,313.00 x 1.18 = 61,880	
Factor Value		
Adjustments	1.0000	
Lot Value	61,880	

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	2,006 / 2,006
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

Cost Approach				Manual : 01/2025			
Base Cost	104.86	Total Misc Impr	+	2,556			
Roofing Adj	+ 5.36	Garage Cost	+	15,422			
Subfloor Adj	+ 0.00	Total RCN	=	283,974			
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	139,147			
Plumbing Adj	+ 9.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	144,827			
Adj Base Cost	= 132.60	Lot Value	+	61,880			
Total Area	x 2,006	Indicated Value	=	206,707			
Adjusted Cost	= 265,996	Value Per SqFt		103.04			



\\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	
Adusted R	0.8445		
Indicated Value	219,728	109.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	313,240		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,827		
Lot Value	61,880		
Indicated Value	206,707	103.04	Per SqFt
Agland Value			
Site Improvements	13,162		
Total Value	219,869	109.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	48263	24x4		96	26.63		2,556



Rogers

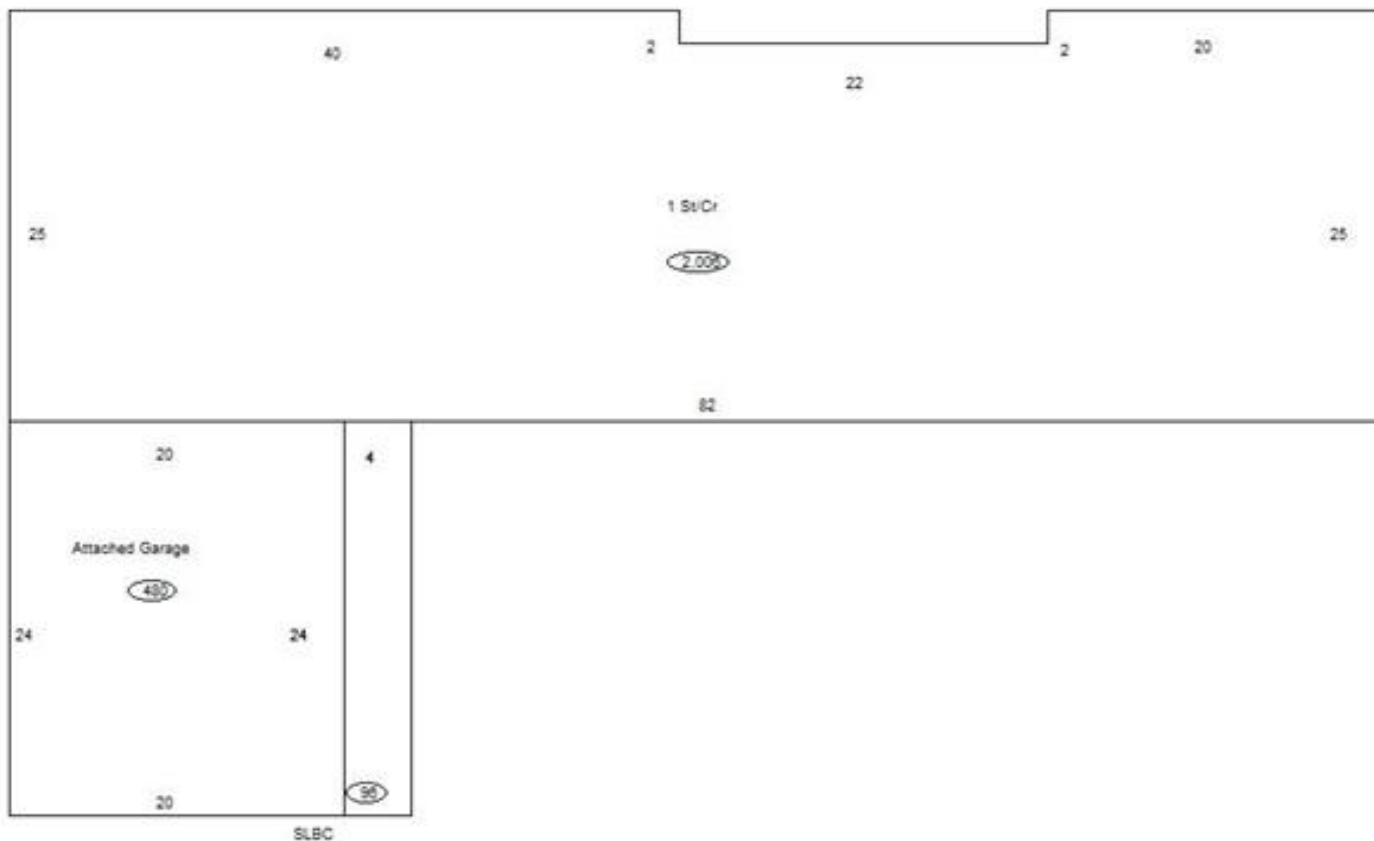
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Sketch Image

660019809



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	480	1.000	480
2	M	PRCH		10	SLBC	96	1.000	96
3	R	1	Crawl	10	1 St/Cr	2,006	1.000	2,006
Total Building Area						2,006		2,006



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	22x24x0			528	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (31.16 x 528)		16,452			16,452	3,290	13,162
	STF	STG FAIR	10x10x0			100	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 100)		468			468	468	
	CPDT	CARPORT - DETACHED	20x20x0			400	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (10.84 x 400)		4,336			4,336	4,336	
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562			562	562	