



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:24
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Assessment Data					Primary Image																																																																																																																				
Account 660019811 Parcel ID 000000-00-0-00522-001-0032 Cadastral ID 23-21-14-03600 Property Type REAL - Real Property Property Class RAP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 297878 ALLEN, JASON K 9325 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09325 N 165TH E AVE Subdivision MORGANS ACRES 2 Lot/Block 0032 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28985804 -95.78639648																																																																																																																									
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Lot Data	Lot - MORGANS ACRES 2 (LOT)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Lot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,552 / 1,552
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,552
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\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	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	269,960 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.25	Total Misc Impr	+ 15,886	Roofing Adj	+ 4.75	Garage Cost	+ 20,220
Subfloor Adj	+ -2.37	Total RCN	= 252,238	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 108,462
Plumbing Adj	+ 9.99	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 143,776
Adj Base Cost	= 139.26	Lot Value	+ 143,776	Total Area	x 1,552	Indicated Value	= 143,776
Adjusted Cost	= 216,132	Value Per SqFt	92.64	Adjusted Cost	= 216,132	Value Per SqFt	92.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,776		
Lot Value			
Indicated Value	143,776	92.64	Per SqFt
Agland Value	1,077		
Site Improvements	15,326		
Total Value	160,179	103.21	Total Value Per SqFt

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	48271	20x14		280	26.05		7,294
PRCH	SLAB PORCH - COVERED	48272	28x4		112	26.58		2,977



Rogers

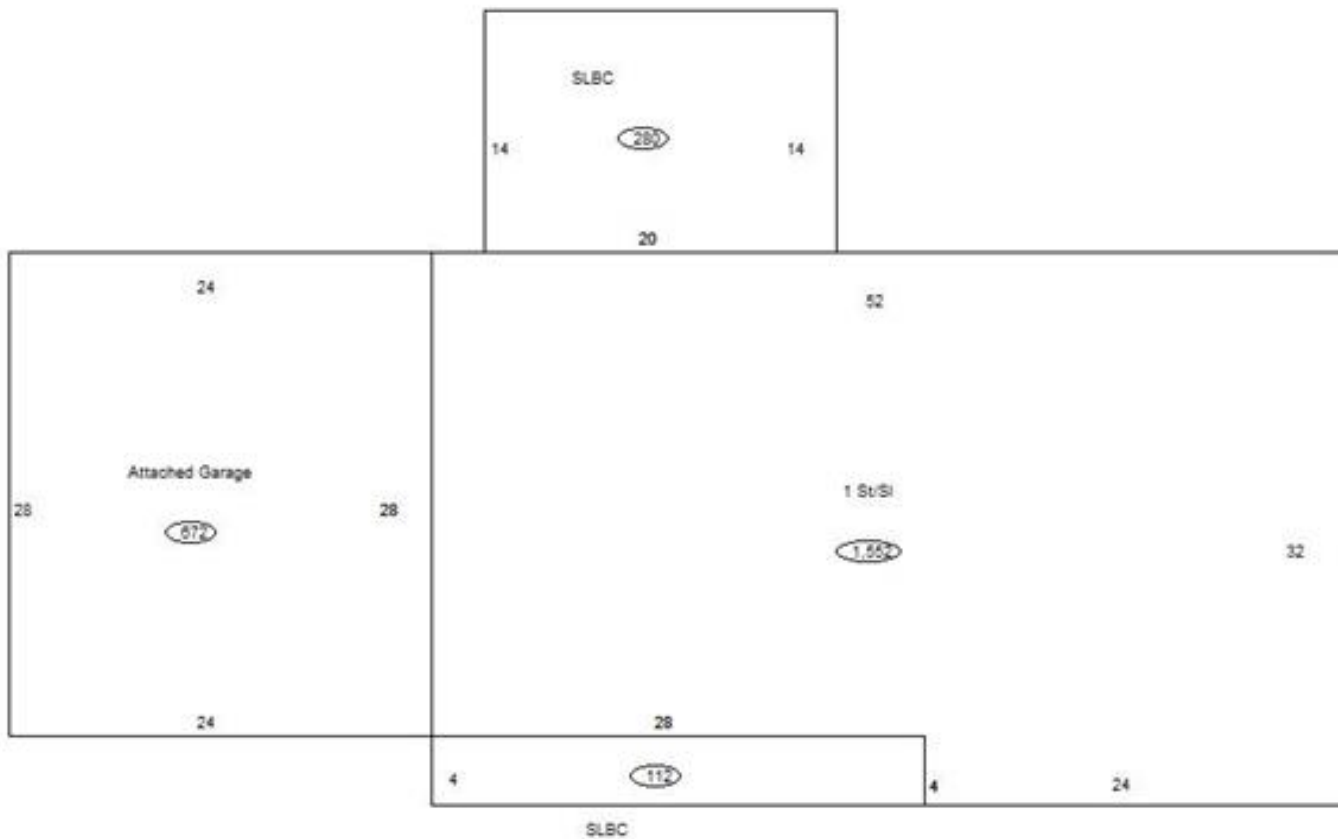
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Sketch Image

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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	1,552	1.000	1,552
2	G	1		10	Attached Garage	672	1.000	672
3	M	PRCH		10	SLBC	280	1.000	280
4	M	PRCH		10	SLBC	112	1.000	112
Total Building Area						1,552		1,552



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		44x36x0			1,584
	Qual	Cond	Year	2013	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (10.64 x 1,584)		16,854		16,854	1,685	15,169
	LT LEAN-TO		10x6x0			60
	Qual	Cond	Year	2013	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (2.92 x 60)		175		175	18	157
	STF STG FAIR		16x8x0			128
	Qual 2	Cond 3	Year		Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 128)		599		599	599	
	STF STG FAIR		8x12x0			96
	Qual 2	Cond 3	Year		Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 96)		449		449	449	
	STF STG FAIR		10x12x0			120
	Qual 2	Cond 2	Year		Eff Age 2026	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562		562	562	
	STF STG FAIR		6x8x0			48
	Qual 2	Cond 2	Year		Eff Age 2026	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 48)		225		225	225	
	STF STG FAIR		10x14x0			140
	Qual 2	Cond 2	Year		Eff Age 2026	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 140)		655		655	655	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SUB	SUMMIT SILTY CLAY LOAM 1-	IMP PST	78			4.930	218	218	1,077	1,077
IMP PST Totals						4.930			1,077	1,077
Total Agland						4.930			1,077	1,077