



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:32
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019817 Parcel ID 000000-00-0-00522-001-0035 Cadastral ID 23-21-14-03650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340240 EK REAL ESTATE FUND LLC 111 W 33RD ST #1901 NEW YORK NY 10120-0000 Parcel Location Situs 09101 N 165TH E AVE Subdivision MORGANS ACRES 2 Lot/Block 0035 / 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: 36.28715563 -95.78723762																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2191	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,102.00 x 1.17 = 62,353	
Factor Value		
Adjustments	1.0000	
Lot Value	62,353	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,560 / 1,560
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	336 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



\\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	200,850	128.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	248,830		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,185		
Lot Value	62,353		
Indicated Value	197,538	126.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	197,538	126.63	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	115.17	Total Misc Impr	+	12,537			
Roofing Adj	+ 5.95	Garage Cost	+	18,208			
Subfloor Adj	+ 0.00	Total RCN	=	259,971			
Heat/Cool Adj	+ 16.31	Depreciation (48%)	-	124,786			
Plumbing Adj	+ 9.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,185			
Adj Base Cost	= 146.94	Lot Value	+	62,353			
Total Area	x 1,560	Indicated Value	=	197,538			
Adjusted Cost	= 229,226	Value Per SqFt		126.63			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	48294	16x7		112	32.80		3,674
PRCH	SLAB PORCH - COVERED	48295	7x7		49	33.04		1,619



Rogers

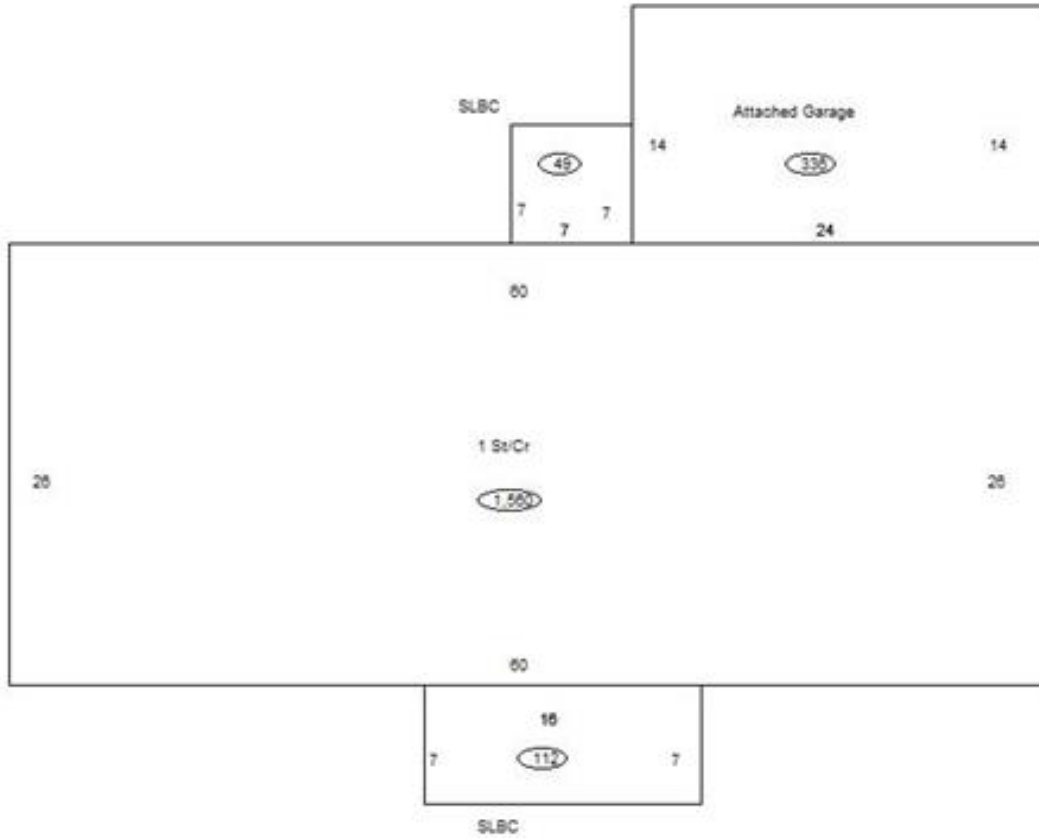
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Sketch Image

660019817



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,560	1.000	1,560
2	G	1		10	Attached Garage	336	1.000	336
3	M	PRCH		10	SLBC	112	1.000	112
4	M	PRCH		10	SLBC	49	1.000	49
Total Building Area						1,560		1,560