



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:36
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Assessment Data					Primary Image																																																																																																																				
Account 660019822 Parcel ID 000000-00-0-00522-001-0002 Cadastral ID 23-21-14-03690 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 139274 BREESE, BILLY E 9403 N 161ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 09403 N 161ST E AVE Subdivision MORGANS ACRES 2 Lot/Block 0002 / 0001 Parcel Size .25 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29100910 -95.79311858 N2 LOT 2 LESS S 165' N 330' W 330' & LESS S 165' N 330' E 330' LOT 2 BLOCK 1 MORGANS ACRES 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4351 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 106,071.00 x .84 = 89,207 Factor Value Adjustments 1.0000 Lot Value 89,207		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,478 / 2,072
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,478
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/22/2022	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	251,126	121.20	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	359,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.66	Total Misc Impr	+ 15,692				
Roofing Adj	+ 3.56	Garage Cost	+ 21,687				
Subfloor Adj	+ -1.67	Total RCN	= 289,624				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 133,227				
Plumbing Adj	+ 5.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 156,397				
Adj Base Cost	= 121.74	Lot Value	+ 89,207				
Total Area	x 2,072	Indicated Value	= 245,604				
Adjusted Cost	= 252,245	Value Per SqFt	118.53				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,397		
Lot Value	89,207		
Indicated Value	245,604	118.53	Per SqFt
Agland Value			
Site Improvements	13,215		
Total Value	258,819	124.91	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	48311		48	48	26.78		1,285
PRCH	SLAB PORCH - COVERED	48312	34x10		340	25.86		8,792



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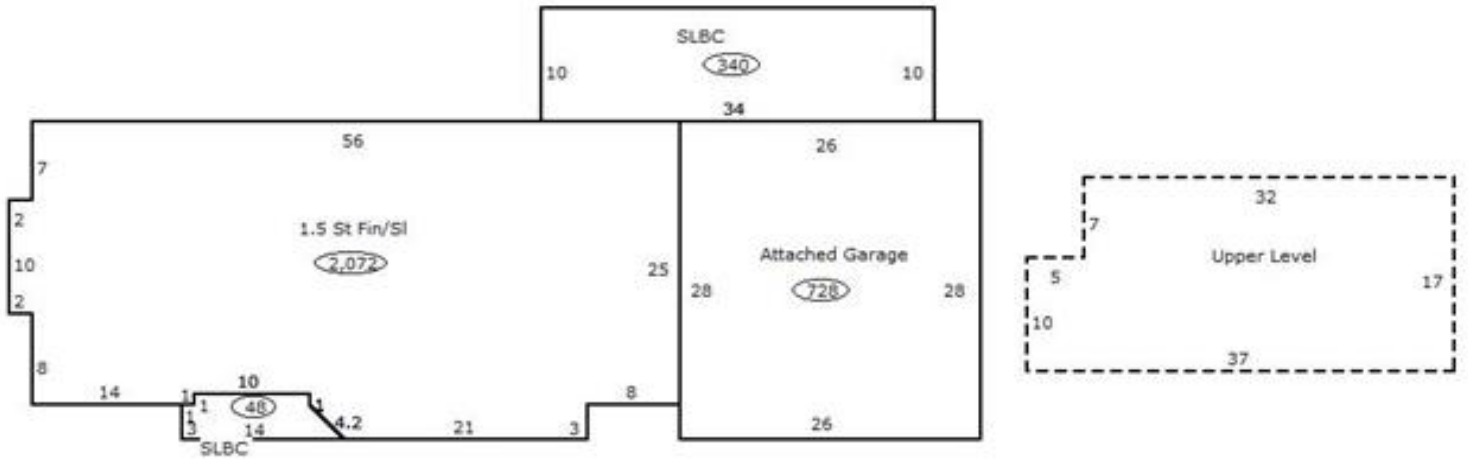
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Sketch Image

660019822



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,478	1.402	2,072
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	340	1.000	340
5	U	^UL	Overhang	13	Upper Level	594	1.000	594
Total Building Area						1,478		2,072



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	25x25x0			625
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (32.53 x 625)	20,331		20,331	7,116	13,215
	CPDT	CARPORT - DETACHED	20x20x0			400
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 400)	4,336		4,336	4,336	