



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:38:59
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Assessment Data					Primary Image																																																																																																																				
Account 660019888 Parcel ID 000000-00-0-00396-004-0003 Cadastral ID 23-21-14-04340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 313928 HEGWALD, KYLE THOMAS & LINDSAY JORDAN 8929 N 163RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 08929 N 163RD E AVE Subdivision HUNTERS GLEN ESTATES 2 Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28417944 -95.79141272																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0211 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,480.00 x 2.67 = 118,578 Factor Value Adjustments 1.0000 Lot Value 118,578		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,278 / 2,304
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,278
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022	
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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	287,644	124.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	312,760		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	226,099		
Lot Value	118,578		
Indicated Value	344,677	149.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	344,677	149.60	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.52	Total Misc Impr	+ 4,773				
Roofing Adj	+ 3.27	Garage Cost	+ 20,024				
Subfloor Adj	+ -2.12	Total RCN	= 305,539				
Heat/Cool Adj	+ 14.47	Depreciation (26%)	- 79,440				
Plumbing Adj	+ 9.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 226,099				
Adj Base Cost	= 121.85	Lot Value	+ 118,578				
Total Area	x 2,304	Indicated Value	= 344,677				
Adjusted Cost	= 280,742	Value Per SqFt	149.60				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	48564	88		88	29.25	2,574
PATO	SLAB PORCH - OPEN	48565	182		182	12.08	2,199



Rogers

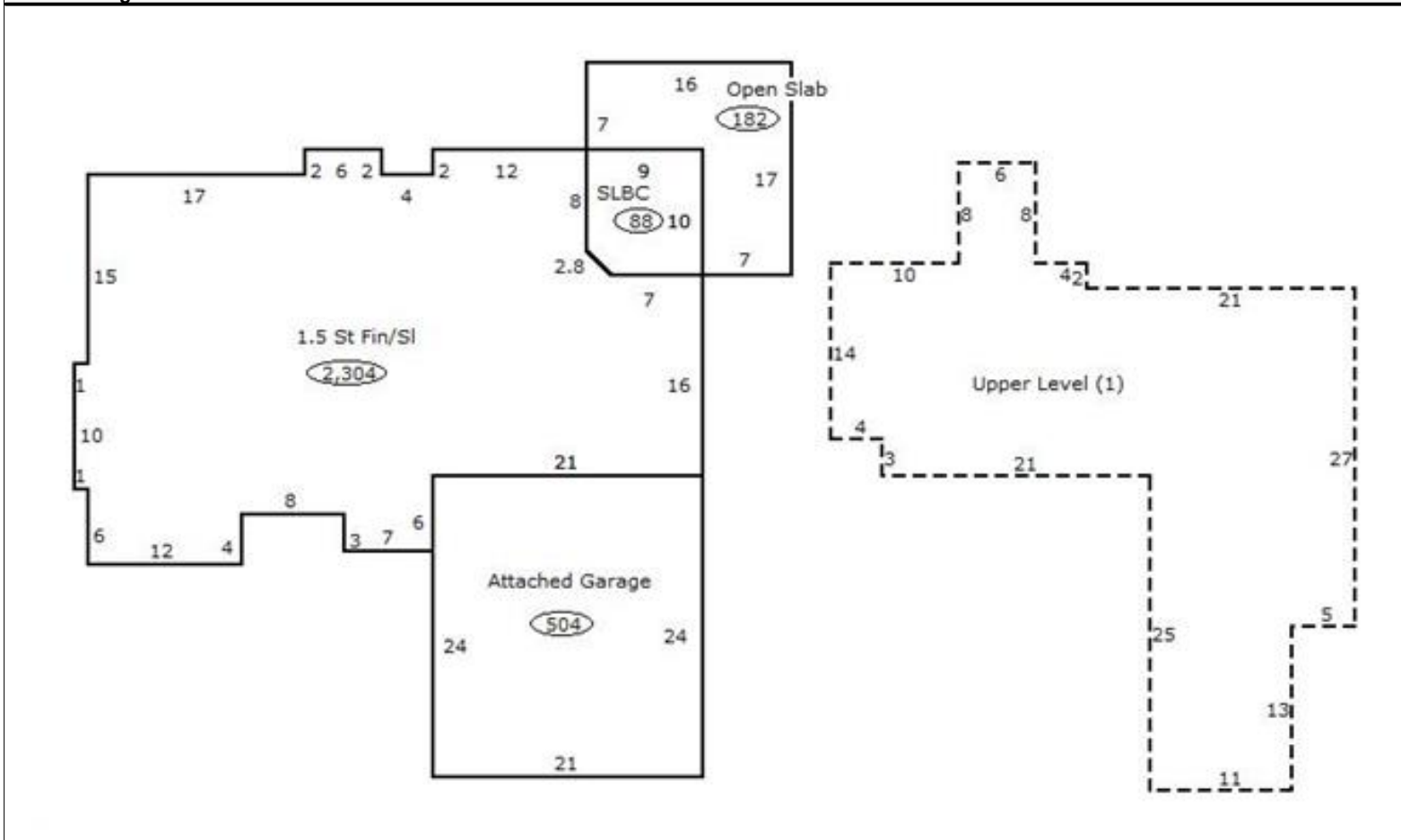
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Sketch Image

660019888



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	1,278	1.803	2,304
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PATO		13	Open Slab	182	1.000	182
5	U	^UL		13	Upper Level (1)	1,026	1.000	1,026
Total Building Area						1,278		2,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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