



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:41:41
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Assessment Data					Primary Image																																																																																																																				
Account 660021926 Parcel ID 000000-00-0-00210-004-0003 Cadastral ID 26-21-14-03470 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 309851 MORALES, OSCAR G 8214 N 167TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08214 N 167TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27457737 -95.78703967																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0808	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,078.00 x 2.58 = 121,306	
Factor Value		
Adjustments	1.0000	
Lot Value	121,306	

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	2,471 / 2,471
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,471
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	667 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	291,519	117.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	375,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.49	Total Misc Impr	+	28,303			
Roofing Adj	+ 4.52	Garage Cost	+	20,090			
Subfloor Adj	+ -2.17	Total RCN	=	356,650			
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	146,227			
Plumbing Adj	+ 6.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	210,423			
Adj Base Cost	= 124.75	Lot Value	+	121,306			
Total Area	x 2,471	Indicated Value	=	331,729			
Adjusted Cost	= 308,257	Value Per SqFt		134.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,423		
Lot Value	121,306		
Indicated Value	331,729	134.25	Per SqFt
Agland Value			
Site Improvements	21,356		
Total Value	353,085	142.89	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
EPSW	ENCLOSED PORCH - SOLID WALL	53180	24x12		288	68.44		19,711
PRCH	SLAB PORCH - COVERED	53181	112		112	26.58		2,977



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x24x0			576
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 576)		18,017	18,017	2,703	15,314
	CPDT	CARPORT - DETACHED	22x25x0			550
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.84 x 550)		5,962	5,962	5,962	
	UTIL	SHOP BUILDING	12x24x0			288
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 288)		8,631	8,631	2,589	6,042