



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660022945 Parcel ID 000000-00-0-00193-002-0003 Cadastral ID 27-21-14-03680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 257893 MORGAN, BARRY ROBERT & JOYCE ELAINE - CO-TRUSTEES 7713 N 158TH E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 07713 N 158TH E AVE Subdivision CORNERSTONE ADDITION 5 Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.26558083 -95.79686451					Building Permits																																																	
LOT 3 BLOCK 2 CORNERSTONE 5					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	944/425	DENNY, J B	01/14/1994	159,000	No																																													
					929/388	CORNERSTONE DEVELOPMENT-INC	09/20/1993	18,500	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 119,333</td> <td>45,315</td> <td>11%</td> <td>4,985</td> <td>Assessed</td> <td>31,970</td> <td>3,131.78</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 280,667</td> <td>245,317</td> <td> </td> <td>26,985</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 400,000</td> <td>290,632</td> <td> </td> <td>31,970</td> <td>Total Taxable</td> <td>30,970</td> <td>3,034.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 119,333	45,315	11%	4,985	Assessed	31,970	3,131.78	Year Frozen	0	Improvements 280,667	245,317		26,985	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 400,000	290,632		31,970	Total Taxable	30,970	3,034.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022945	MORGAN, BARRY ROBERT &	3	397,959	1000	30,038	2,943.00																																															
2024	2024-660022945	MORGAN, BARRY ROBERT &	3	397,162	1000	29,135	2,799.00																																															
2023	2023-660022945	MORGAN, BARRY ROBERT &	3	289,215	1000	28,256	2,648.00																																															
2022	2022-660022945	MORGAN, BARRY ROBERT &	3	270,723	1000	27,405	2,685.00																																															
2021	2021-660022945	MORGAN, BARRY ROBERT &	3	250,703	1000	26,577	2,571.00																																															
2020	2020-660022945	MORGAN, BARRY ROBERT &	3	246,527	1000	25,785	2,491.00																																															
2019	2019-660022945	MORGAN, BARRY ROBERT &	3	236,409	1000	25,005	2,417.00																																															
2018	2018-660022945	MORGAN, BARRY ROBERT &	3	242,780	1000	25,706	2,393.00																																															
2017	2017-660022945	MORGAN, BARRY ROBERT &	3	240,769	1000	25,064	2,358.00																																															
2016	2016-660022945	MORGAN, BARRY ROBERT &	3	234,557	1000	24,305	2,288.00																																															
2015	2015-660022945	MORGAN, BARRY ROBERT &	3	227,265	1000	23,568	2,235.00																																															
2014	2014-660022945	MORGAN, BARRY ROBERT &	3	230,765	1000	22,853	2,187.00																																															
2013	2013-660022945	MORGAN, BARRY ROBERT &	3	217,020	1000	22,158	2,076.00																																															



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0376	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,199.00 x 2.64 = 119,333	
Factor Value		
Adjustments	1.0000	
Lot Value	119,333	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,845 / 2,751
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,845
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	760 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	378,037 137.42 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	392,580 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.10	Total Misc Impr	+ 15,165
Roofing Adj	+ 4.14	Garage Cost	+ 34,519
Subfloor Adj	+ -3.16	Total RCN	= 406,764
Heat/Cool Adj	+ 16.31	Depreciation (31%)	- 126,097
Plumbing Adj	+ 10.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 280,667
Adj Base Cost	= 129.80	Lot Value	+ 119,333
Total Area	x 2,751	Indicated Value	= 400,000
Adjusted Cost	= 357,080	Value Per SqFt	145.40

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	280,667
Lot Value	119,333
Indicated Value	400,000 145.40 Per SqFt
Agland Value	
Site Improvements	
Total Value	400,000 145.40 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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	56576	5x3		15	33.14		497
PRCH	SLAB PORCH - COVERED	56577	16x14		224	32.18		7,208
PATO	SLAB PORCH - OPEN	56578	5x3		15	14.39		216



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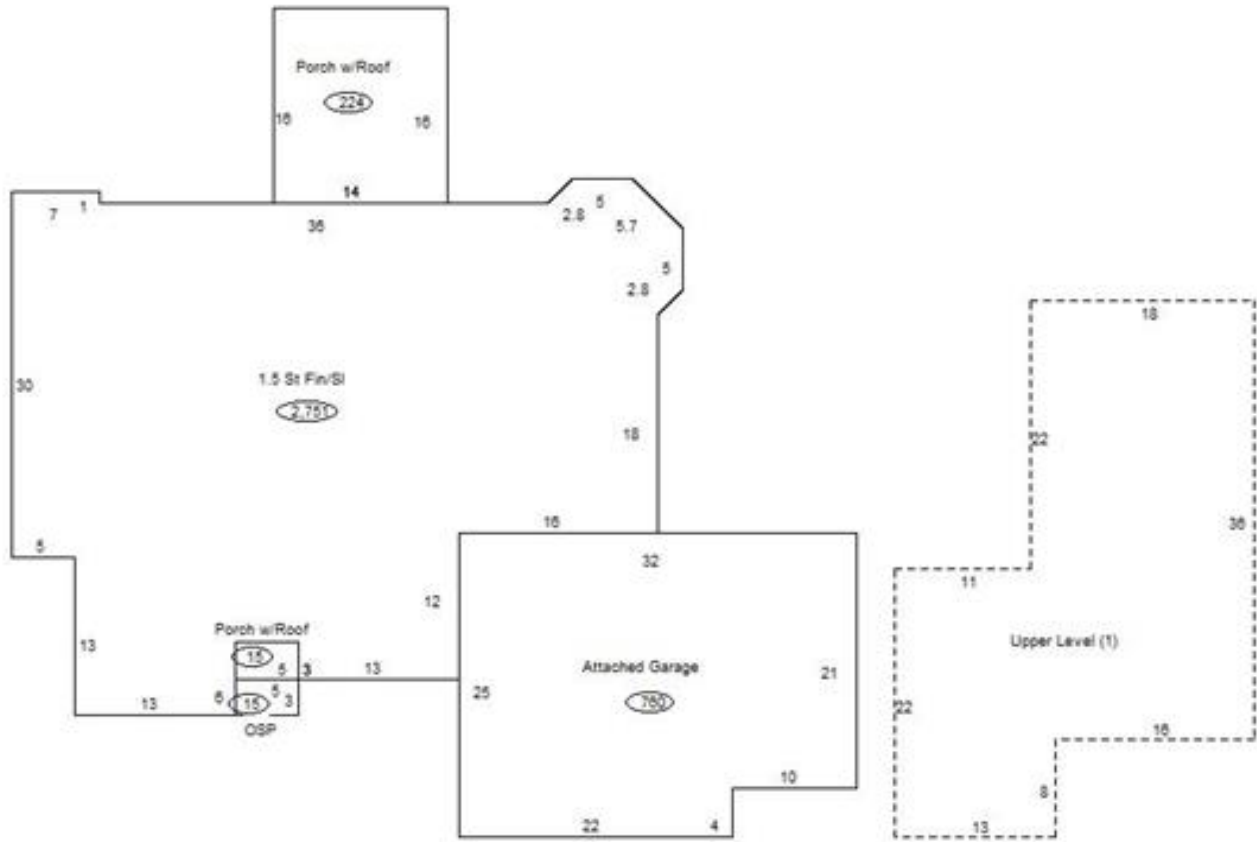
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,845	1.491	2,751
2	G	1		13	Attached Garage	760	1.000	760
3	M	PRCH		13	SLBC	15	1.000	15
4	M	PRCH		13	SLBC	224	1.000	224
5	M	PATO		13	Open Slab	15	1.000	15
6	U	^UL		13	Upper Level (1)	906	1.000	906
Total Building Area						1,845		2,751



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x8x0			64
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 64)		300			300	300