



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:34:37
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Assessment Data					Primary Image																																																																																																																				
Account 660064660 Parcel ID 000000-00-0-00521-003-0014 Cadastral ID 14-21-14-03351 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 323556 ATKINSON, GENE PAUL & CASSANDRA LYNN 9620 N 167TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09620 N 167TH E AVE Subdivision MORGANS ACRES AMD Lot/Block 0014 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29414602 -95.78601570 LOT 14 OF AMENDED PLAT OF LOTS 3 TO 15, INCLUSIVE IN BLOCK 3 OF E THE 25' VAC RD ROW BTWN BLKS 2&3 MORGANS ACRES.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1284 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,151.00 x 1.22 = 59,983 Factor Value Adjustments 1.0000 Lot Value 59,983		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,014 / 2,014
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,014
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_002 8/12/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	275,249	136.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	20,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.53	Total Misc Impr	+	20,492			
Roofing Adj	+ 5.37	Garage Cost	+	24,356			
Subfloor Adj	+ -3.40	Total RCN	=	322,377			
Heat/Cool Adj	+ 14.47	Depreciation (26%)	-	83,818			
Plumbing Adj	+ 8.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	238,559			
Adj Base Cost	= 137.80	Lot Value	+	59,983			
Total Area	x 2,014	Indicated Value	=	298,542			
Adjusted Cost	= 277,529	Value Per SqFt		148.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,559		
Lot Value	59,983		
Indicated Value	298,542	148.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	298,542	148.23	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	81479		96	96	29.22		2,805
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	81480		360	360	31.27		11,257



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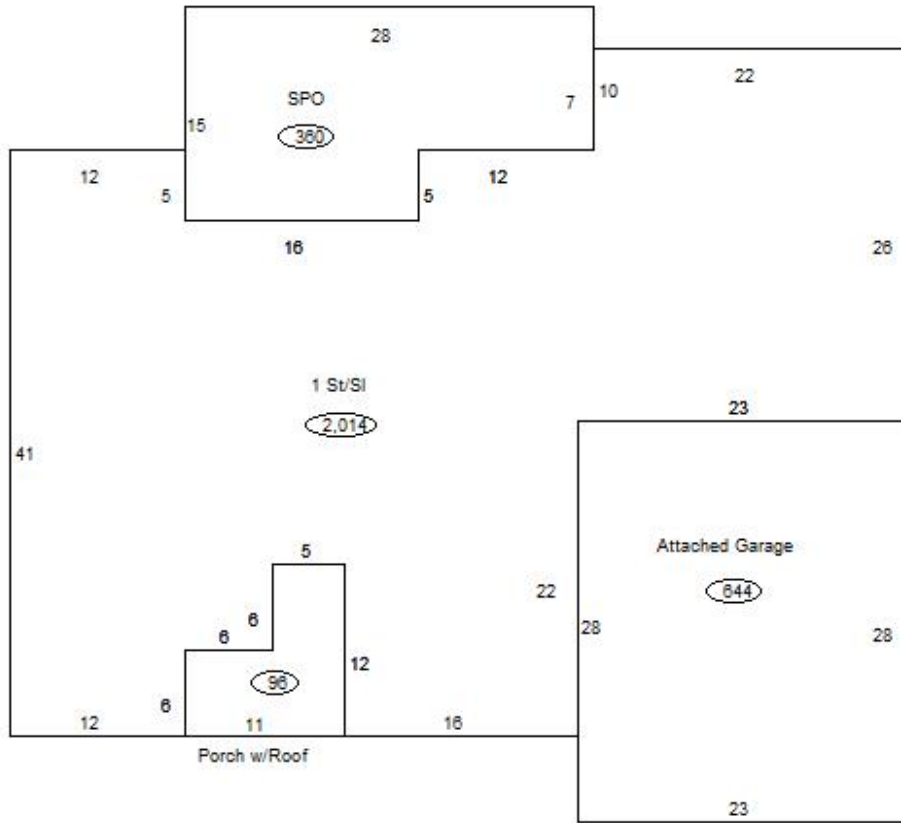
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Sketch Image

660064660



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,014	1.000	2,014
2	G	1		13	Attached Garage	644	1.000	644
3	M	PRCH		13	SLBC	96	1.000	96
4	M	EPKS		13	Screen Porch	360	1.000	360
Total Building Area						2,014		2,014