



# 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	660072936													
Parcel ID	21N14E-10-4-00000-000-0000													
Cadastral ID	10-21-14-00221													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	4											
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	271829													
GRAHAM, KAVON O														
10800 N 161ST E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	10800 N 161ST E AVE													
Subdivision														
Lot/Block	/	Parcel Size	3.64 - Acres											
Sec/Twn/Rng	10 / 21 / 14 / 4													
Neighborhood	6060 - UNPLATTED													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.31085351 -95.79540253														
TR IN SE DESC AS; BEG SE/C SE, TH; N 1086.165' TO POB, TH W 659 81', N 240.17' MOL TO S/L OF RANCH ACRES EST II, TH E ALG S/L OF RANCH ACRES EST II & RANCH ACRES EST 659.93' TO E/L SE, TH S 240.17' MOL TO POB														
Building Permits														
<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														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1182/680	WESTERFIELD CONSTRUCTION INC	07/16/1999	110,000	Yes					
					1152/351	GRAHAM, KAVON & MONICA	04/09/1999	0	No					
					1152/349	MUELLER, KEVIN J &	11/19/1998	25,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2000	Land Value	85,177	84,513	11%	9,296	Assessed	26,740	2,619.45					
Year Frozen	0	Improvements	167,699	158,579		17,444	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	252,876	243,092		26,740	Total Taxable	25,740	2,521.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660072936	GRAHAM, KAVON O & MONICA L	3	246,517	1000	24,962	2,445.00							
2024	2024-660072936	GRAHAM, KAVON O & MONICA L	3	258,666	1000	24,205	2,325.00							
2023	2023-660072936	GRAHAM, KAVON O & MONICA L	3	226,619	0	24,472	2,293.00							
2022	2022-660072936	GRAHAM, KAVON O & MONICA L	3	221,744	0	23,306	2,283.00							
2021	2021-660072936	GRAHAM, KAVON O & MONICA L	3	209,104	0	22,196	2,147.00							
2020	2020-660072936	GRAHAM, KAVON O & MONICA L	3	201,319	0	21,140	2,042.00							
2019	2019-660072936	GRAHAM, KAVON O & MONICA L	3	183,024	0	20,133	1,946.00							
2018	2018-660072936	GRAHAM, KAVON O & MONICA L	3	183,395	0	20,173	1,878.00							
2017	2017-660072936	GRAHAM, KAVON D & MONICA L	3	182,120	0	20,033	1,884.00							
2016	2016-660072936	GRAHAM, KAVON D & MONICA L	3	178,344	0	19,618	1,847.00							
2015	2015-660072936	GRAHAM, KAVON D & MONICA L	3	174,096	0	18,835	1,786.00							
2014	2014-660072936	GRAHAM, KAVON D & MONICA L	3	175,269	0	17,938	1,717.00							
2013	2013-660072936	GRAHAM, KAVON D & MONICA L	3	166,797	0	17,083	1,600.00							



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Lot Data		Square-Foot - NBHD 6060 #1	
Lot Size			
Lot Count			
Units Buildable	3.64		
Non-Ag Acres	3.8216		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	166,468.00 x .51 = 85,177		
Factor Value			
Adjustments	1.0000		
Lot Value	85,177		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-7-13\IMG\_000 7/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,639 / 1,639
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,639
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,925	117.71	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	103.27	Total Misc Impr	+ 2,215
Roofing Adj	+ 4.44	Garage Cost	+ 13,854
Subfloor Adj	+ -1.15	Total RCN	= 223,599
Heat/Cool Adj	+ 11.47	Depreciation ( 25%)	- 55,900
Plumbing Adj	+ 8.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,699
Adj Base Cost	= 126.62	Lot Value	+ 85,177
Total Area	x 1,639	Indicated Value	= 252,876
Adjusted Cost	= 207,530	Value Per SqFt	154.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,699		
Lot Value	85,177		
Indicated Value	252,876	154.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	252,876	154.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	86510	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	86511	142		142	10.49		1,490



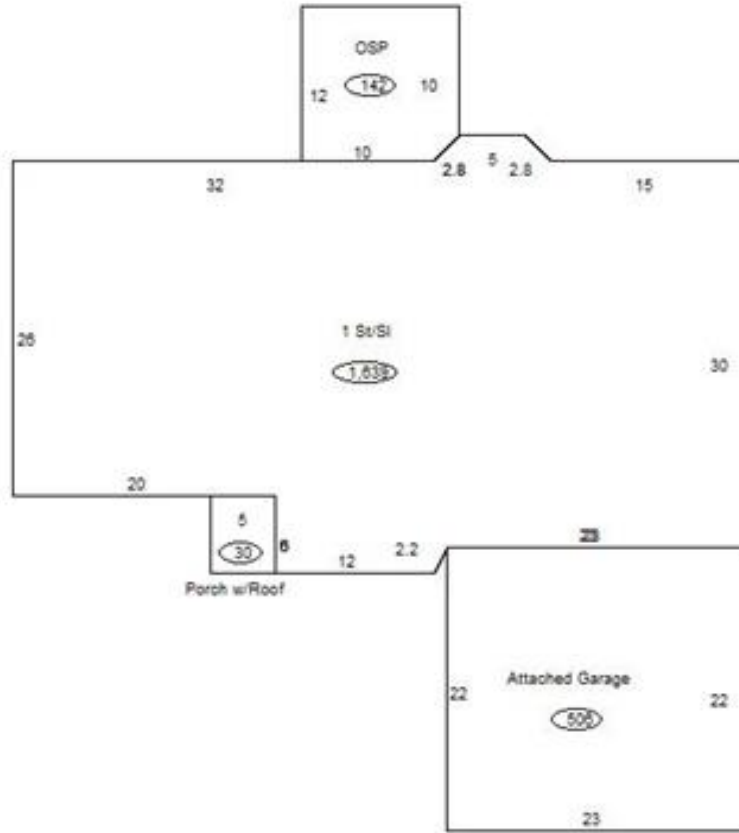
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,639	1.000	1,639
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PATO		13	Open Slab	142	1.000	142
<b>Total Building Area</b>						1,639		1,639