



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014326 <b>Parcel ID</b> 000000-00-0-00378-004-0003 <b>Cadastral ID</b> 15-21-14-02250 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 284435 SOOK, EDWIN & RAE  9827 N 151ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09827 N 151ST E AVE <b>Subdivision</b> HIGHLAND TERRACE <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\090622-2(106)\IMG_0006.JPG 9/7/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29696337 -95.80462309 LOT 3 BLOCK 4 HIGHLAND TERRACE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2535	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	54,601.00 x 1.16 = 63,253	
Factor Value		
Adjustments	1.0000	
Lot Value	63,253	

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	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	206,955	131.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	278,760 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.77	Total Misc Impr	+	21,957			
Roofing Adj	+ 4.93	Garage Cost	+	17,211			
Subfloor Adj	+ -2.31	Total RCN	=	260,470			
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	117,212			
Plumbing Adj	+ 12.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,258			
Adj Base Cost	= 140.42	Lot Value	+	63,253			
Total Area	x 1,576	Indicated Value	=	206,511			
Adjusted Cost	= 221,302	Value Per SqFt		131.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,258		
Lot Value	63,253		
Indicated Value	206,511	131.03	Per SqFt
Agland Value			
Site Improvements	19,500		
Total Value	226,011	143.41	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
PRCH	SLAB PORCH - COVERED	34366	21x4		84	26.66		2,239
EPSW	ENCLOSED PORCH - SOLID WALL	34367	204		204	69.13		14,103



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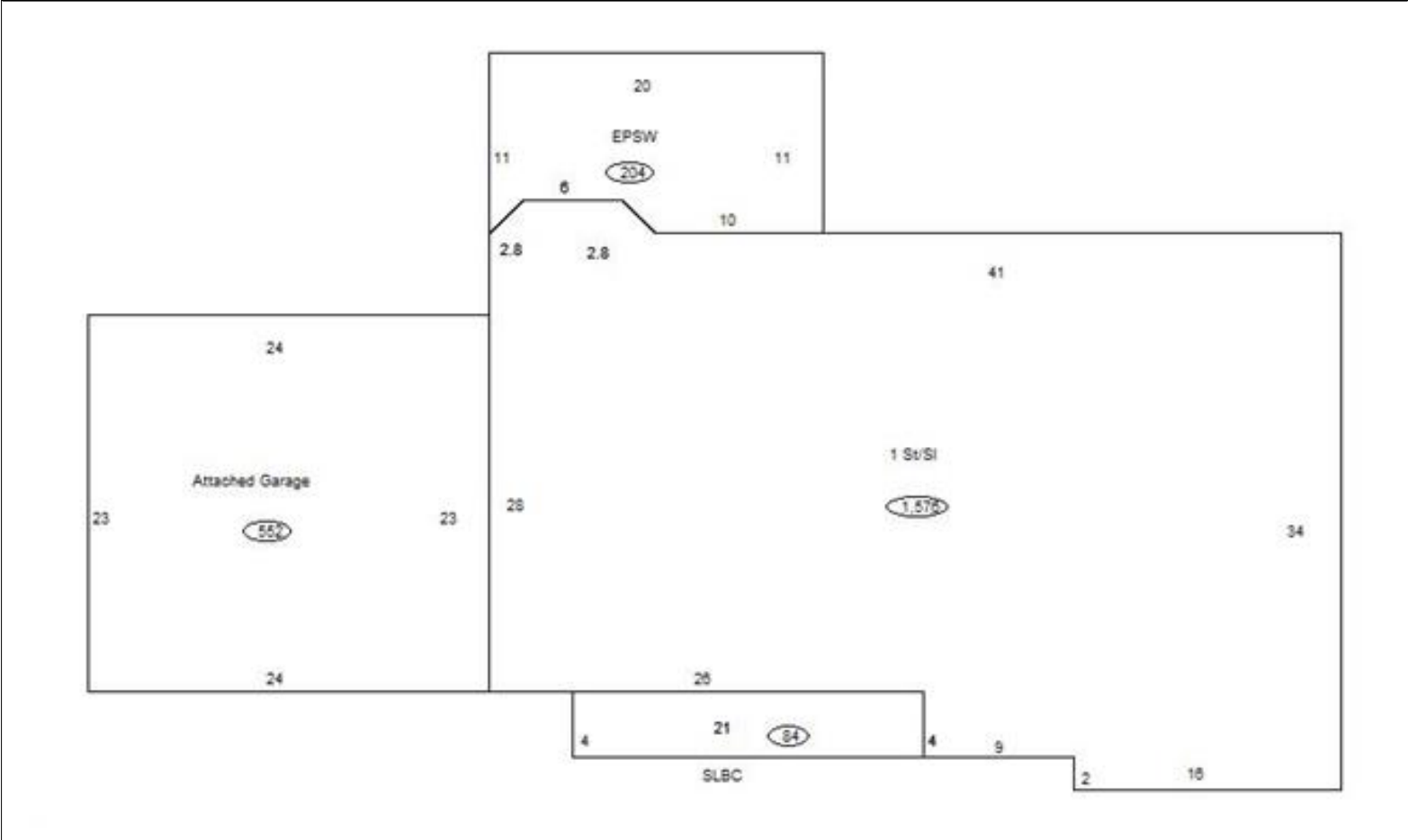
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### Sketch Image

660014326



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,576	1.000	1,576
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	84	1.000	84
4	M	EPSW		10	EPSW	204	1.000	204
<b>Total Building Area</b>						<b>1,576</b>		<b>1,576</b>



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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	
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b> 562	<b>RCNLD</b> 562
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b> 10,500	<b>RCNLD</b> 19,500