



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 660014450 Parcel ID 000000-00-0-00741-005-0009 Cadastral ID 15-21-14-03510 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 283677 TOOLEY, JOHN & JENNIFER 9831 N 145TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09831 N 145TH E AVE Subdivision SHERRI-LAVERNE ESTS Lot/Block 0009 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29729408 -95.81165500																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0891	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,443.00 x 1.24 = 58,958	
Factor Value		
Adjustments	1.0000	
Lot Value	58,958	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,288 / 2,247
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,288
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0035. 9/7/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,225	102.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	300,430		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,722		
Lot Value	58,958		
Indicated Value	196,680	87.53	Per SqFt
Agland Value			
Site Improvements	27,080		
Total Value	223,760	99.58	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.33	Total Misc Impr	+	8,628			
Roofing Adj	+ 2.68	Garage Cost	+	12,931			
Subfloor Adj	+ -0.70	Total RCN	=	259,853			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	122,131			
Plumbing Adj	+ 6.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,722			
Adj Base Cost	= 106.05	Lot Value	+	58,958			
Total Area	x 2,247	Indicated Value	=	196,680			
Adjusted Cost	= 238,294	Value Per SqFt		87.53			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	34823	19x4		76	24.03		1,826
PATO	SLAB PORCH - OPEN	34824	166		166	10.28		1,706



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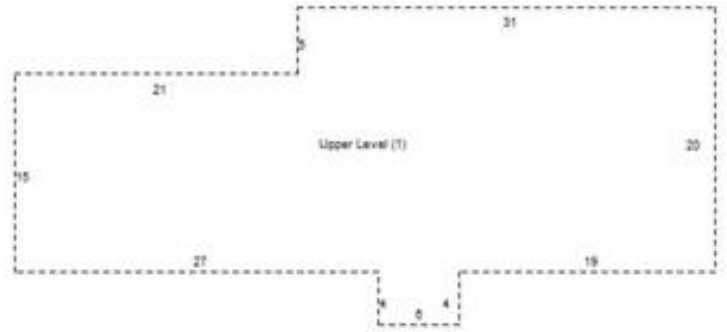
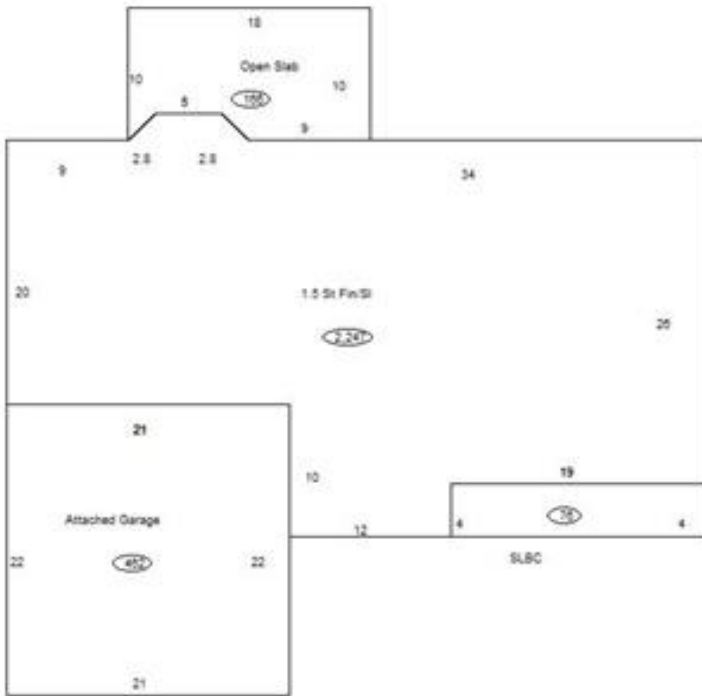
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,288	1.745	2,247
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	76	1.000	76
4	M	PATO		10	Open Slab	166	1.000	166
5	U	^UL		10	Upper Level (1)	959	1.000	959
Total Building Area						1,288		2,247



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	44x21x0			924
	Qual	2	Cond 2	Year	2020	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
		Base Cost (32.93 x 924)	30,427	30,427	3,347	27,080