



# 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	660019136								
Parcel ID	000000-00-0-00573-003-0015								
Cadastral ID	22-21-14-02040								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	290268								
MACIAS, JOEL									
9506 N 155TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	09506 N 155TH E AVE								
Subdivision	PARADISE VALLEY								
Lot/Block	0015 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	22 / 21 / 14 / 5								
Neighborhood	1118 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.29182220 -95.80249640									
Building Permits									
LOT 15 BLOCK 3 PARADISE VALLEY									
Number	Description	Opened	Closed	Amount					
R 2017 09 18	R19-ADDITION TO HOME 528 SQ FT	09/2017	05/2018	18,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2702/650	MACIAS, JOEL &	03/26/2018	0	4					
1721/674	NEMETI, RICHARD N	10/13/2005	165,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2006	Land Value	127,717	62,581	11%	6,884	Assessed	28,667 2,808.22	
Year Frozen	0	Improvements	198,027	198,027		21,783	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	325,744	260,608		28,667	Total Taxable	27,667 2,710.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660019136	MACIAS, JOEL	3	322,891	1000	26,832	2,628.00		
2024	2024-660019136	MACIAS, JOEL	3	335,676	1000	26,022	2,500.00		
2023	2023-660019136	MACIAS, JOEL	3	253,687	1000	25,235	2,365.00		
2022	2022-660019136	MACIAS, JOEL	3	231,549	1000	24,470	2,397.00		
2021	2021-660019136	MACIAS, JOEL	3	243,147	1000	25,746	2,491.00		
2020	2020-660019136	MACIAS, JOEL	3	239,352	1000	25,069	2,422.00		
2019	2019-660019136	MACIAS, JOEL	3	230,091	1000	24,310	2,350.00		
2018	2018-660019136	MACIAS, JOEL	3	216,822	1000	22,850	2,127.00		
2017	2017-660019136	MACIAS, JOEL &	3	214,741	1000	22,622	2,128.00		
2016	2016-660019136	MACIAS, JOEL &	3	210,274	1000	22,130	2,084.00		
2015	2015-660019136	MACIAS, JOEL &	3	204,624	1000	21,509	2,040.00		
2014	2014-660019136	MACIAS, JOEL &	3	206,256	1000	21,243	2,033.00		
2013	2013-660019136	MACIAS, JOEL &	3	197,176	1000	20,595	1,929.00		



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Lot Data		Square-Foot - NBHD 1118 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.8266		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	123,127.00 x 1.04 = 127,717		
Factor Value			
Adjustments	1.0000		
Lot Value	127,717		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,735 / 2,735
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,735
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	254,095 92.90 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	335,890 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	182,827
Lot Value	127,717
Indicated Value	310,544 113.54 Per SqFt
Agland Value	
Site Improvements	15,200
Total Value	325,744 119.10 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.49	Total Misc Impr	+ 9,444
Roofing Adj	+ 4.03	Garage Cost	+ 14,325
Subfloor Adj	+ -1.04	Total RCN	= 338,568
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 155,741
Plumbing Adj	+ 5.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 182,827
Adj Base Cost	= 115.10	Lot Value	+ 127,717
Total Area	x 2,735	Indicated Value	= 310,544
Adjusted Cost	= 314,799	Value Per SqFt	113.54

### 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	46231		184	184	23.63		4,348



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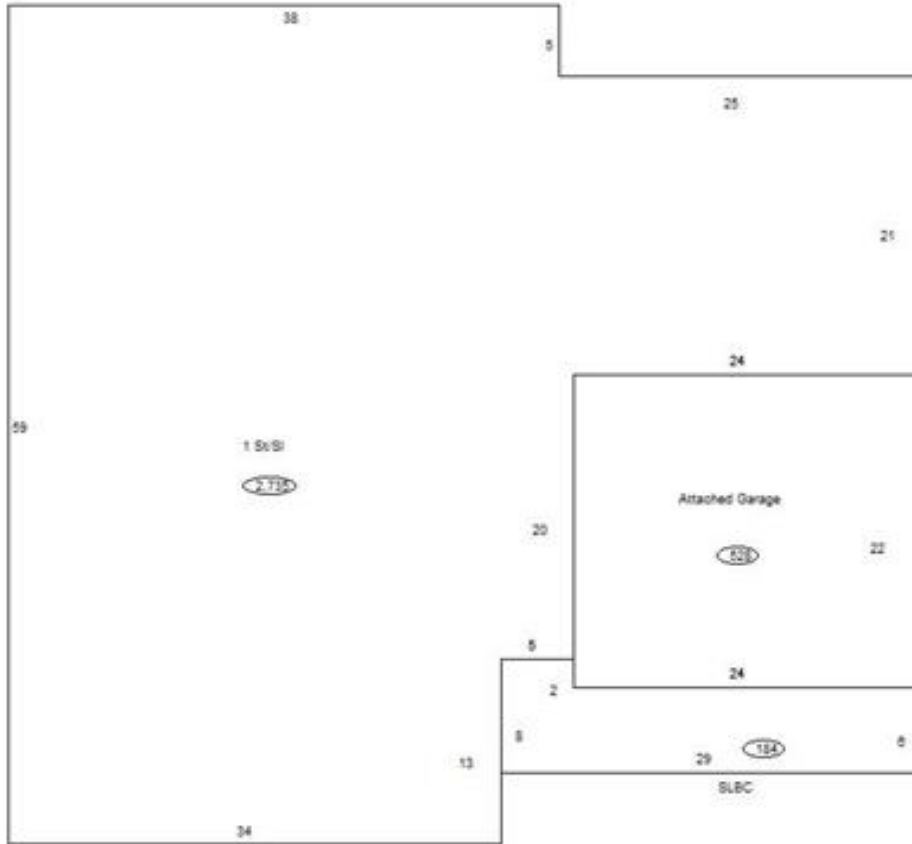
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,735	1.000	2,735
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	184	1.000	184
<b>Total Building Area</b>						<b>2,735</b>		<b>2,735</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	24x30x0			720
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 720)	11,520	11,520	8,640	2,880
	DTGF	DETACHED GARAGE FAIR	35x40x0			1,400
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (16.00 x 1,400)	22,400	22,400	10,080	12,320