



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:10:26
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Assessment Data					Primary Image																																																																																																																				
Account 660019137 Parcel ID 000000-00-0-00573-003-0016 Cadastral ID 22-21-14-02050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 340241 QUIJAS, MARGARITA SANDOVAL & PEDRO GOMEZ JR 9596 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09596 N 155TH E AVE Subdivision PARADISE VALLEY Lot/Block 0016 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.29254798 -95.80256802 LOT 16 BLOCK 3 PARADISE VALLEY																																																																																																																									
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Lot Data	Square-Foot - NBHD 1118 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.5636	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	111,669.00 x 1.10 = 122,561	
Factor Value		
Adjustments	1.0000	
Lot Value	122,561	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,714 / 2,714
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,714
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	884 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	291,688	107.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	321,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.86	Total Misc Impr	+	72,233			
Roofing Adj	+ 4.04	Garage Cost	+	22,683			
Subfloor Adj	+ -1.05	Total RCN	=	421,953			
Heat/Cool Adj	+ 11.47	Depreciation (46%)	-	194,098			
Plumbing Adj	+ 5.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	227,855			
Adj Base Cost	= 120.50	Lot Value	+	122,561			
Total Area	x 2,714	Indicated Value	=	350,416			
Adjusted Cost	= 327,037	Value Per SqFt		129.11			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,855		
Lot Value	122,561		
Indicated Value	350,416	129.11	Per SqFt
Agland Value			
Site Improvements	22,266		
Total Value	372,682	137.32	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	46234	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	46235	18x16		288	8.58		2,471
EPSW	ENCLOSED PORCH - SOLID WALL	138527	1005		1,005	57.45		57,737
PRCH	SLAB PORCH - COVERED	146739	17x16		272	23.34		6,348



Rogers

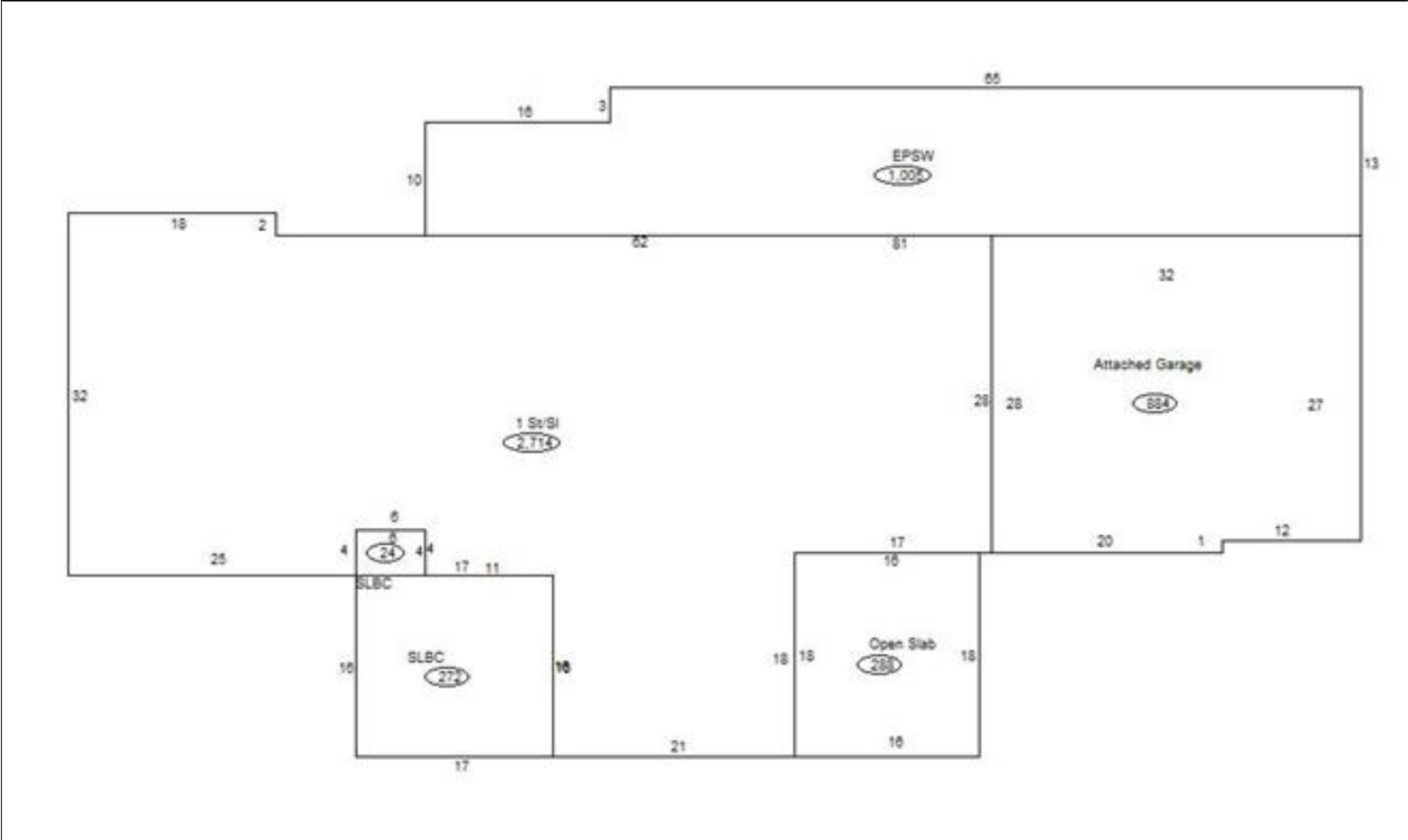
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	884	1.000	884
2	M	PRCH		13	SLBC	24	1.000	24
3	M	PATO		13	Open Slab	288	1.000	288
4	R	1	Slab	13	1 St/SI	2,714	1.000	2,714
5	M	EPSW		13	EPSW	1,005	1.000	1,005
6	M	PRCH		13	SLBC	272	1.000	272
Total Building Area						2,714		2,714



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	34x26x0			884	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 884)		24,080		24,080	2,167	21,913
	PRCH	SLAB PORCH - COVERED	6x3x0			18	
	Qual	3	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (26.87 x 18)		484		484	131	353