



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 660019171 Parcel ID 000000-00-0-00912-003-0004 Cadastral ID 22-21-14-02390 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 275826 LALAMA, JAMES & WINONA JEAN 9225 N 153RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 09225 N 153RD E AVE Subdivision WHISPERING PINES Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29106670 -95.80369680																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0834	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,195.00 x 1.25 = 58,809	
Factor Value		
Adjustments	1.0000	
Lot Value	58,809	

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	1,830 / 1,830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,830
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.3 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach		Manual : 01/2025	
Base Cost	109.51	Total Misc Impr	+ 45,730
Roofing Adj	+ 4.79	Garage Cost	+ 17,775
Subfloor Adj	+ -2.29	Total RCN	= 308,469
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 135,726
Plumbing Adj	+ 9.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,743
Adj Base Cost	= 133.86	Lot Value	+ 58,809
Total Area	x 1,830	Indicated Value	= 231,552
Adjusted Cost	= 244,964	Value Per SqFt	126.53



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,361	125.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	276,060 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,743		
Lot Value	58,809		
Indicated Value	231,552	126.53	Per SqFt
Agland Value			
Site Improvements	19,242		
Total Value	250,794	137.05	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	46398	32x6		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	46399	24x20		480	25.42		12,202
EPSW	ENCLOSED PORCH - SOLID WALL	46400	336		336	68.03		22,858
SHLT	STORM SHELTER			1	2018	0.00		



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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/SI	1,830	1.000	1,830
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	480	1.000	480
5	M	EPSW		13	EPSW	336	1.000	336
Total Building Area						1,830		1,830



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			1,280	
	Qual	3	Cond 3	Year	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
	Base Cost (27.24 x 1,280)		34,867		34,867	17,085	17,782
	STF	STG FAIR	0x0x0			624	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 624)		2,920		2,920	1,460	1,460
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000	