



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	660019754													
Parcel ID	000000-00-0-00465-001-0005													
Cadastral ID	23-21-14-03020													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	277367													
OCHOA, JOSE														
8646 N 165TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	08646 N 165TH E AVE													
Subdivision	LOLLAR HEIGHTS													
Lot/Block	0005 / 0001	Parcel Size .5 - Lots												
Sec/Twn/Rng	23 / 21 / 14 / 5													
Neighborhood	1212 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.28056054 -95.78923015														
LOT 5 BLOCK 1 LOLLAR HEIGHTS LESS TR DESC AS COMM SW/C LOT 5; N01.1735W 163.24' TO POB; N01.1735W 167.76' TO NW/C OF LOT; N88.5657E 269.65'; CURVE LEFT RAD 60 ACR 68.76 CENT ANG 65.3706W CHORD BEARING S33.5138E CHORD DIST 65.02; S01.1735E ALONG EAST LINE 108.82'; S88.0829W 304.66' TO POB.														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
PD	Add-Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1306/339	COOK, DWIGHT WILLIAM	07/20/2001	140,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2002	Land Value	125,433	73,458	11%	8,080	Assessed	20,053 1,964.39						
Year Frozen	2018	Improvements	185,854	108,843		11,973	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000 -196.00						
TIF Project ID	0	Total Value	311,287	182,301		20,053	Total Taxable	18,053 1,768.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019754	OCHOA, JOSE	3	310,906	2000	18,052	1,768.00							
2024	2024-660019754	OCHOA, JOSE	3	285,473	2000	18,053	1,734.00							
2023	2023-660019754	OCHOA, JOSE	3	193,623	2000	18,053	1,692.00							
2022	2022-660019754	OCHOA, JOSE	3	183,264	2000	18,053	1,769.00							
2021	2021-660019754	OCHOA, JOSE & MARTHA	3	192,608	2000	18,053	1,746.00							
2020	2020-660019754	OCHOA, JOSE & MARTHA	3	191,182	2000	18,053	1,744.00							
2019	2019-660019754	OCHOA, JOSE & MARTHA	3	182,301	2000	18,053	1,745.00							
2018	2018-660019754	OCHOA, JOSE & MARTHA	3	205,712	2000	20,628	1,920.00							
2017	2017-660019754	OCHOA, JOSE & MARTHA	3	203,824	0	22,421	2,109.00							
2016	2016-660019754	OCHOA, JOSE & MARTHA	3	198,882	0	21,877	2,060.00							
2015	2015-660019754	OCHOA, JOSE & MARTHA	3	193,894	0	21,328	2,023.00							
2014	2014-660019754	OCHOA, JOSE & MARTHA	3	197,819	0	21,293	2,038.00							
2013	2013-660019754	OCHOA, JOSE & MARTHA	3	189,240	0	20,279	1,900.00							



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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	1.171		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	51,009.00 x 2.46 = 125,433		
Factor Value			
Adjustments	1.0000		
Lot Value	125,433		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,946 / 1,946
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,946
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	228,256 117.29 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	274,500 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	178,654
Lot Value	125,433
Indicated Value	304,087 156.26 Per SqFt
Agland Value	
Site Improvements	7,200
Total Value	311,287 159.96 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.78	Total Misc Impr	+ 28,345
Roofing Adj	+ 4.73	Garage Cost	+ 16,627
Subfloor Adj	+ -2.22	Total RCN	= 297,757
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 119,103
Plumbing Adj	+ 7.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 178,654
Adj Base Cost	= 129.90	Lot Value	+ 125,433
Total Area	x 1,946	Indicated Value	= 304,087
Adjusted Cost	= 252,785	Value Per SqFt	156.26

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	48052	26x7		182	26.36		4,798
PRCH	SLAB PORCH - COVERED	48053	22x12		264	26.10		6,890
CPDT	CARPORT - DETACHED	48054	36x27		972	11.36		11,042



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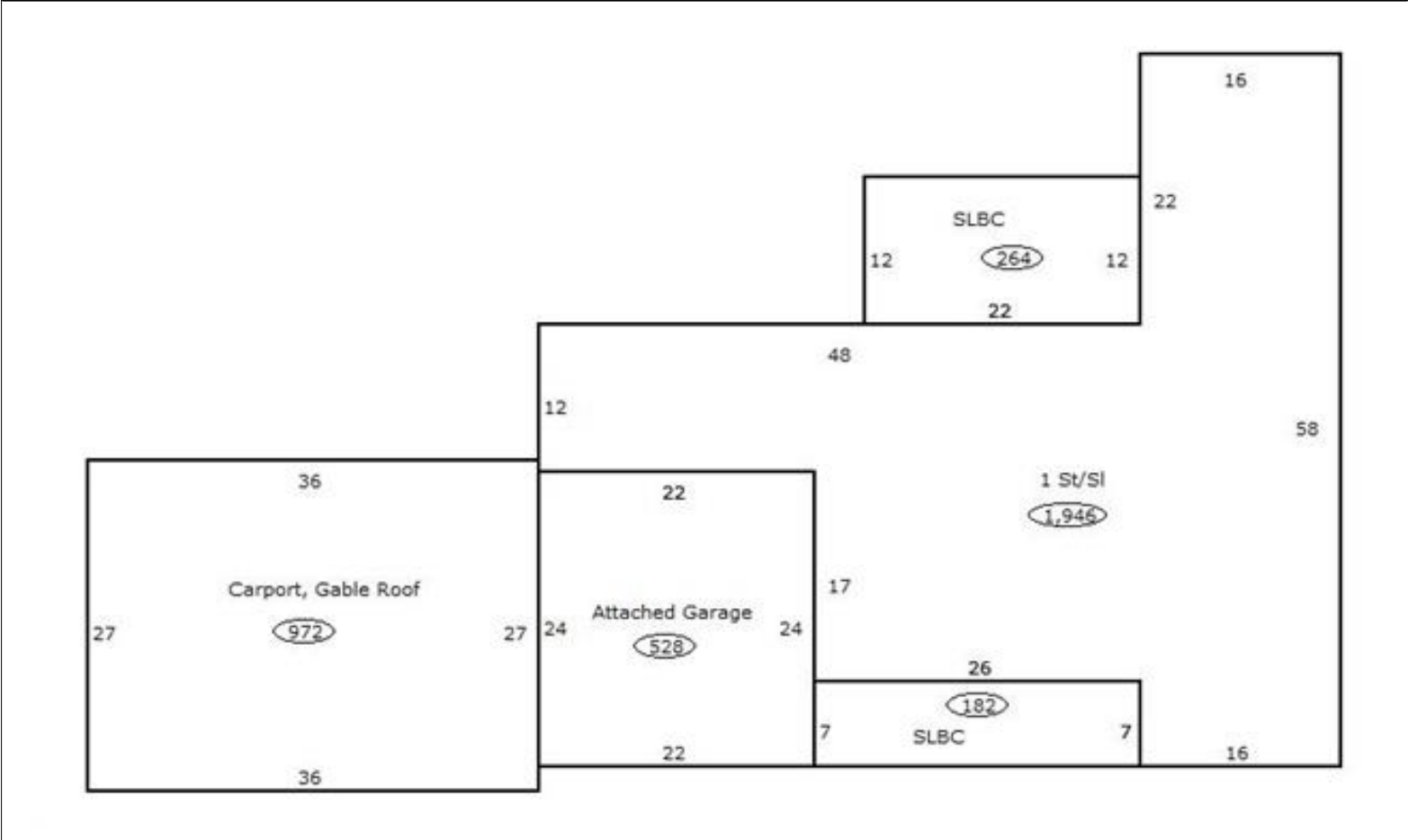
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,946	1.000	1,946
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	182	1.000	182
4	M	PRCH		13	SLBC	264	1.000	264
5	G	3		13	Carport, Gable Roof	972	1.000	972
Total Building Area						1,946		1,946



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	25x40x0			1,000
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 1,000)	16,000	16,000	8,800	7,200