



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	660021976													
Parcel ID	000000-00-0-00210-007-0001													
Cadastral ID	26-21-14-03970													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	130204													
URASAKI, CHOKUSHIN														
& YOKO TRUSTEES														
8521 N 170TH E AVE OWASSO OK 74055-0000														
Parcel Location														
Situs	08521 N 170TH E AVE													
Subdivision	COUNTRY BRIER II													
Lot/Block	0001 / 0007	Parcel Size 1 - Lots												
Sec/Twn/Rng	26 / 21 / 14 / 5													
Neighborhood	1212 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description														
Lat/Long: 36.27819337 -95.78126762														
LOT 1 BLOCK 7 COUNTRY BRIER 2														
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 colspan="5" style="height: 100px;"> </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										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	0	Land Value	120,908	51,095	11%	5,620	Assessed	21,354	2,091.84					
Year Frozen	0	Improvements	161,609	143,032		15,734	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-98.00					
TIF Project ID	0	Total Value	282,517	194,127		21,354	Total Taxable	20,354	1,994.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660021976	URASAKI, CHOKUSHIN	3	276,842	1000	19,732	1,933.00							
2024	2024-660021976	URASAKI, CHOKUSHIN	3	310,313	1000	19,128	1,838.00							
2023	2023-660021976	URASAKI, CHOKUSHIN	3	197,967	1000	18,543	1,738.00							
2022	2022-660021976	URASAKI, CHOKUSHIN	3	200,230	1000	17,973	1,761.00							
2021	2021-660021976	URASAKI, CHOKUSHIN	3	201,383	1000	17,420	1,685.00							
2020	2020-660021976	URASAKI, CHOKUSHIN	3	198,642	1000	16,884	1,631.00							
2019	2019-660021976	URASAKI, CHOKUSHIN	3	192,042	1000	16,363	1,582.00							
2018	2018-660021976	URASAKI, CHOKUSHIN	3	198,325	1000	15,858	1,476.00							
2017	2017-660021976	URASAKI, CHOKUSHIN	3	181,961	1000	15,367	1,445.00							
2016	2016-660021976	URASAKI, CHOKUSHIN	3	177,720	1000	14,890	1,402.00							
2015	2015-660021976	URASAKI, CHOKUSHIN	3	173,086	1000	14,427	1,368.00							
2014	2014-660021976	URASAKI, CHOKUSHIN	3	174,312	1000	13,978	1,338.00							
2013	2013-660021976	URASAKI, CHOKUSHIN	3	165,691	1000	13,541	1,269.00							



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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0721		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	46,699.00 x 2.59 = 120,908		
Factor Value			
Adjustments	1.0000		
Lot Value	120,908		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,685 / 1,685
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,685
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	896 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	233,743 138.72 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	325,550 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	161,609
Lot Value	120,908
Indicated Value	282,517 167.67 Per SqFt
Agland Value	
Site Improvements	
Total Value	282,517 167.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.73	Total Misc Impr	+ 13,463
Roofing Adj	+ 4.76	Garage Cost	+ 26,692
Subfloor Adj	+ -2.31	Total RCN	= 269,349
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 107,740
Plumbing Adj	+ 9.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 161,609
Adj Base Cost	= 136.02	Lot Value	+ 120,908
Total Area	x 1,685	Indicated Value	= 282,517
Adjusted Cost	= 229,194	Value Per SqFt	167.67

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	53423		105	105	26.60		2,793
PRCH	SLAB PORCH - COVERED	53424	16x12		192	26.33		5,055



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Sketch Image

660021976



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,685	1.000	1,685
2	G	1		10	Attached Garage	896	1.000	896
3	M	PRCH		10	SLBC	105	1.000	105
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,685		1,685