



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:42:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021977 Parcel ID 000000-00-0-00210-007-0002 Cadastral ID 26-21-14-03980 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 309662 LEONARD, JEFFREY L & JENNIFER L 8515 N 170TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08515 N 170TH E AVE Subdivision COUNTRY BRIER II Lot/Block 0002 / 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 Lot/Long: 36.27771330 -95.78133504																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1803	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,415.00 x 2.45 = 125,860	
Factor Value		
Adjustments	1.0000	
Lot Value	125,860	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Vinyl
Base/Total Area	1,841 / 2,741
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,841
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1983 / 32



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	343,113	125.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	374,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.38	Total Misc Impr	+	31,800			
Roofing Adj	+ 4.14	Garage Cost	+	21,416			
Subfloor Adj	+ -3.17	Total RCN	=	409,107			
Heat/Cool Adj	+ 16.31	Depreciation (40%)	-	163,643			
Plumbing Adj	+ 9.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	245,464			
Adj Base Cost	= 129.84	Lot Value	+	125,860			
Total Area	x 2,741	Indicated Value	=	371,324			
Adjusted Cost	= 355,891	Value Per SqFt		135.47			

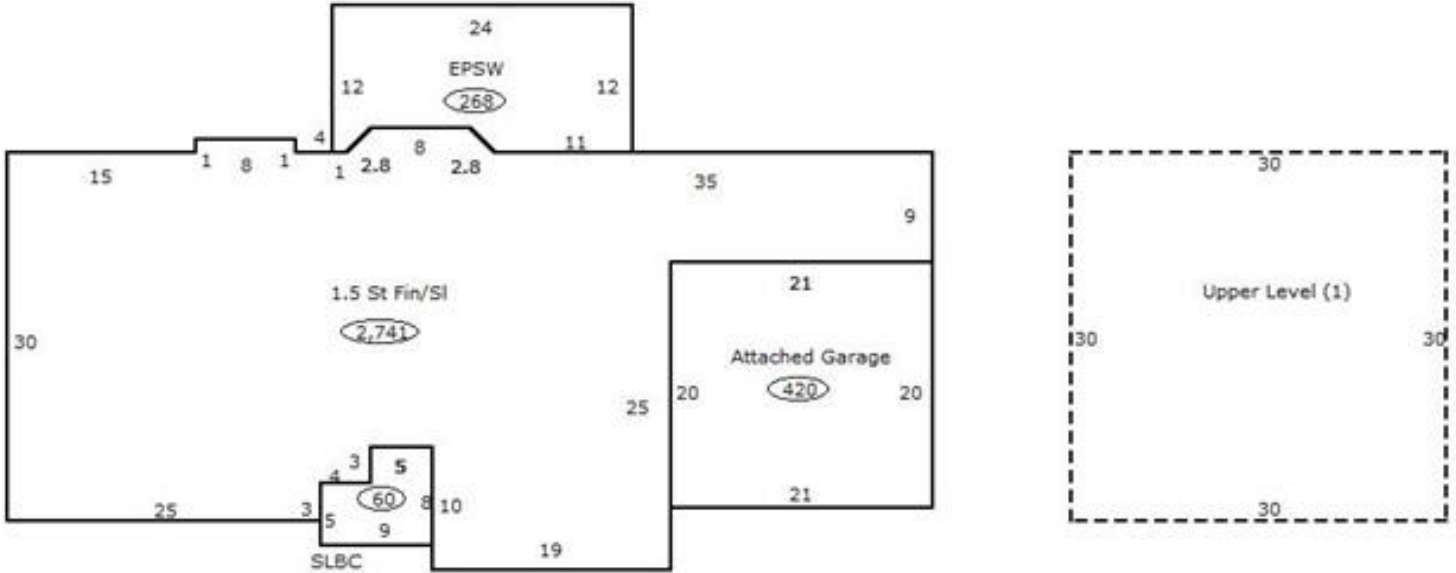
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,464		
Lot Value	125,860		
Indicated Value	371,324	135.47	Per SqFt
Agland Value			
Site Improvements	6,912		
Total Value	378,236	137.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
EPSW	ENCLOSED PORCH - SOLID WALL	53427		268	268	84.24		22,576
PRCH	SLAB PORCH - COVERED	53428		60	60	33.00		1,980



Sketch Image

660021977



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,841	1.489	2,741
2	G	1		13	Attached Garage	420	1.000	420
3	M	EPSW		13	EPSW	268	1.000	268
4	M	PRCH		13	SLBC	60	1.000	60
5	U	^UL		13	Upper Level (1)	900	1.000	900
Total Building Area						1,841		2,741



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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		
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 720)	11,520	11,520	4,608	6,912