



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 660022777 Parcel ID 000000-00-0-00183-001-0010 Cadastral ID 27-21-14-01000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 273037 WARREN, MARK CHARLES & KRISTY KAY-TRUSTEES 8304 N 159TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08304 N 159TH E AVE Subdivision CORNERSTONE ADDITION 1 Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27390521 -95.79674796																																																																																																																									
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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1196	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,768.00 x 2.52 = 123,080	
Factor Value		
Adjustments	1.0000	
Lot Value	123,080	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
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	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-27\I 7/27/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	352,130	128.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	408,740		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,206		
Lot Value	123,080		
Indicated Value	375,286	136.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	375,286	136.92	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.13	Total Misc Impr	+	35,887			
Roofing Adj	+ 4.14	Garage Cost	+	27,101			
Subfloor Adj	+ -3.17	Total RCN	=	413,452			
Heat/Cool Adj	+ 16.31	Depreciation (39%)	-	161,246			
Plumbing Adj	+ 10.45	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	252,206			
Adj Base Cost	= 127.86	Lot Value	+	123,080			
Total Area	x 2,741	Indicated Value	=	375,286			
Adjusted Cost	= 350,464	Value Per SqFt		136.92			

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
SHLT	STORM SHELTER	0		1	2015	0.00		
EPSW	ENCLOSED PORCH - SOLID WALL	55755	28x11		308	83.91		25,844
PRCH	SLAB PORCH - COVERED	55756	85		85	32.93		2,799

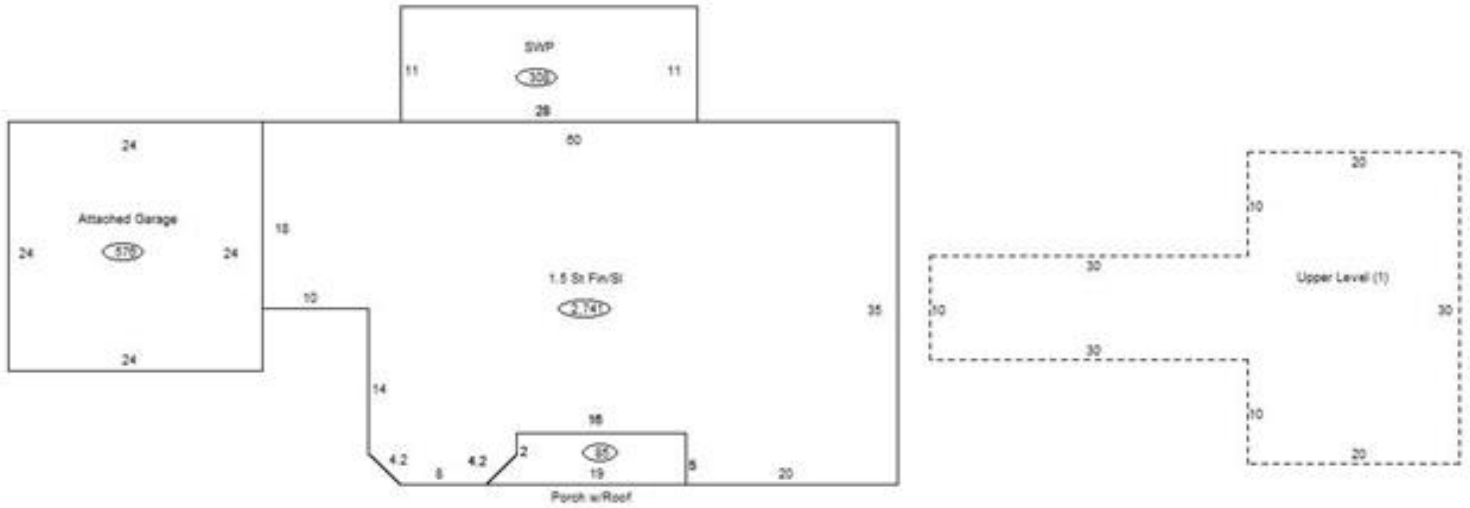


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,841	1.489	2,741
2	G	1		13	Attached Garage	576	1.000	576
3	M	EPSW		13	EPSW	308	1.000	308
4	M	PRCH		13	SLBC	85	1.000	85
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
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 240)		1,123		1,123	1,123	