



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:50:29  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022798 <b>Parcel ID</b> 000000-00-0-00183-004-0008 <b>Cadastral ID</b> 27-21-14-02195 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 253364 NOBLE, GLENN A &  SHEILA M 8310 N 158TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08310 N 158TH E AVE <b>Subdivision</b> CORNERSTONE ADDITION 1 <b>Lot/Block</b> 0008 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27394515 -95.79835084 LOT 8 BLOCK 4 LESS N 235.87' CORNERSTONE ADDITION					<b>Building Permits</b> <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																																																																																																											
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.4925		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	108,571.00 x 1.52 =	165,495	
Factor Value			
Adjustments	1.0000		
Lot Value	165,495		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% Two Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,219 / 2,210
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,219
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	290,040 131.24 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	351,500 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	199,698
Lot Value	165,495
Indicated Value	365,193 165.25 Per SqFt
Agland Value	
Site Improvements	17,998
Total Value	383,191 173.39 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	91.93	Total Misc Impr	+	11,096
Roofing Adj	+ 3.30	Garage Cost	+	19,389
Subfloor Adj	+ -2.11	Total RCN	=	293,674
Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	-	93,976
Plumbing Adj	+ 11.50	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	199,698
Adj Base Cost	= 119.09	Lot Value	+	165,495
Total Area	x 2,210	Indicated Value	=	365,193
Adjusted Cost	= 263,189	Value Per SqFt		165.25

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	55853	160		160	28.96		4,634
PRCH	SLAB PORCH - COVERED	55854	15x15		225	28.72		6,462



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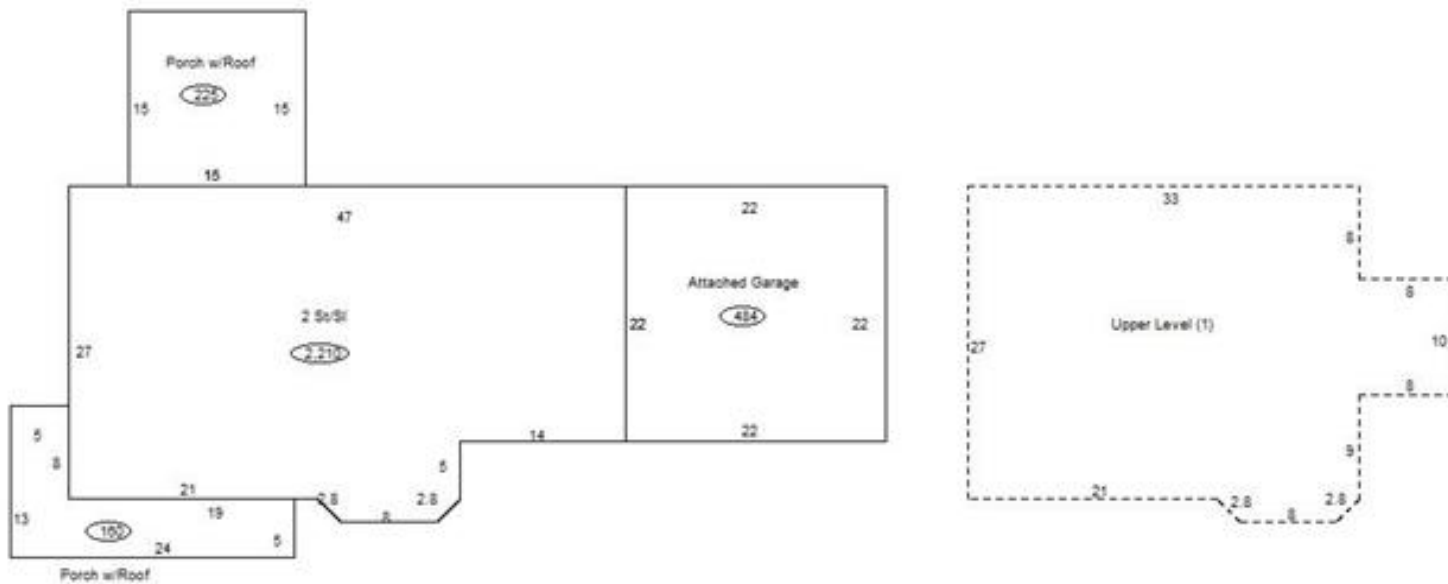
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### Sketch Image

660022798



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,219	1.813	2,210
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	225	1.000	225
5	U	^UL		13	Upper Level (1)	991	1.000	991
<b>Total Building Area</b>						1,219		2,210



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			576
	Qual	3	Cond 3	Year 2000	Eff Age	
	<b>Valuation Summary</b> Base Cost (28.22 x 576) 16,255		<b>Modifier Total</b>	<b>RCN</b> 16,255	<b>Depr (5% Phys/ % Func)</b> 813	<b>RCNLD</b> 15,442
	PRCH	SLAB PORCH - COVERED	4x24x0			96
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (26.63 x 96) 2,556		<b>Modifier Total</b>	<b>RCN</b> 2,556	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 2,556