



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 660052094 Parcel ID 000000-00-0-00931-004-0002 Cadastral ID 34-21-14-02030 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328457 COOPER, EVELYN & MATTHEW BEUTHIN 7314 N 150TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07314 N 150TH E AVE Subdivision WILLOW-WOOD EST Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022</p>														
Legal Description Lat/Long: 36.26000634 -95.80733761																			
LOT 2 BLOCK 4 WILLOW-WOOD ESTATES					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	SHEPHERD, ERIC M	08/12/2019	172,000	YES										
					/	FITZGERALD, MIMI &	12/21/2018	164,000	YES										
					1555/377	RUSSELL, MITCHELL K & SUE-ANN	01/05/2004	113,000	YES										
					1026/198	WARD, KELLY R &	04/19/1996	88,000	Yes										
					951/50	HOMES BY BETTY	03/16/1994	77,000	Yes										
					940/144	A&W LAND DEVELOPMENT INC	12/10/1993	15,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020	Land Value	85,250	61,526	11%	6,768	Assessed	22,544	2,208.41										
Year Frozen	0	Improvements	143,417	143,417		15,776	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	228,667	204,943		22,544	Total Taxable	22,544	2,208.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660052094	COOPER, EVELYN &			3	229,960	0	21,470	2,103.00										
2024	2024-660052094	COOPER, EVELYN &			3	263,932	0	20,447	1,964.00										
2023	2023-660052094	COOPER, EVELYN &			3	177,039	0	19,474	1,825.00										
2022	2022-660052094	COOPER, EVELYN &			3	180,978	0	19,908	1,950.00										
2021	2021-660052094	COOPER, EVELYN &			3	173,556	0	19,091	1,847.00										
2020	2020-660052094	COOPER, EVELYN &			3	170,963	0	18,806	1,817.00										
2019	2019-660052094	COOPER, EVELYN &			3	164,579	0	18,104	1,750.00										
2018	2018-660052094	FITZGERALD, MIMI &			3	137,421	0	15,116	1,407.00										
2017	2017-660052094	FITZGERALD, MIMI &			3	136,433	0	15,008	1,412.00										
2016	2016-660052094	FITZGERALD, MIMI &			3	133,416	0	14,676	1,382.00										
2015	2015-660052094	FITZGERALD, MIMI &			3	129,884	0	14,287	1,355.00										
2014	2014-660052094	FITZGERALD, MIMI &			3	155,172	0	16,960	1,623.00										
2013	2013-660052094	FITZGERALD, MIMI &			3	146,844	0	16,153	1,513.00										



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.7248 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 31,574.00 x 2.70 = 85,250 Factor Value Adjustments 1.0000 Lot Value 85,250		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Vinyl
Base/Total Area	1,462 / 1,462
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,462
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	169,106	115.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	209,660 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,417		
Lot Value	85,250		
Indicated Value	228,667	156.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,667	156.41	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.16	Total Misc Impr	+	6,302	
Roofing Adj	+ 4.55	Garage Cost	+	12,487	
Subfloor Adj	+ -1.18	Total RCN	=	217,299	
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	73,882	
Plumbing Adj	+ 13.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	143,417	
Adj Base Cost	= 135.78	Lot Value	+	85,250	
Total Area	x 1,462	Indicated Value	=	228,667	
Adjusted Cost	= 198,510	Value Per SqFt		156.41	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	77816	10x5		50	24.11		1,206



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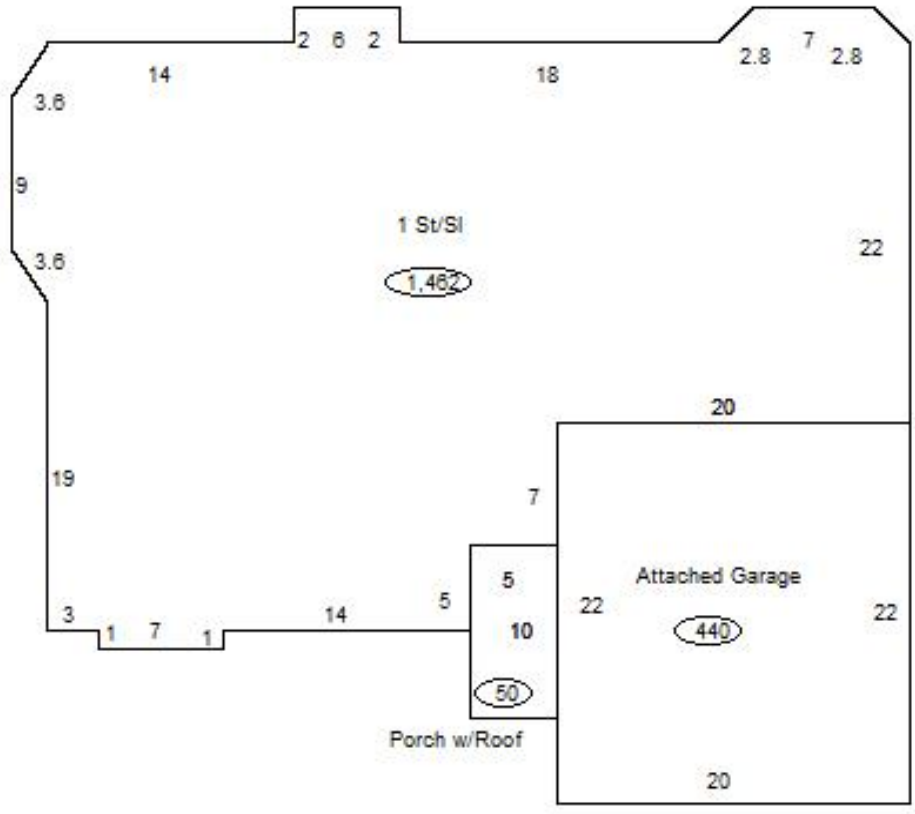
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Sketch Image

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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/Sl	1,462	1.000	1,462
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	50	1.000	50
Total Building Area						1,462		1,462



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 120)		562		562		562