



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 660074922 Parcel ID 000000-00-0-21628-001-0054 Cadastral ID 22-21-14-03690 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 304314 DAVIS, MICHAEL G & AMY C COATNEY & RYAN K DAVIS 16410 E 89TH ST N OWASSO OK 74055-0000 Parcel Location Situs 09000 N 152ND E AVE Subdivision PRESTON LAKES Lot/Block 0054 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-23\ 8/24/2022</p>														
Legal Description Lat/Long: 36.28470115 -95.80520877																			
LOT 54 BLOCK 1 PRESTON LAKES					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>02-0930-X</td> <td>NEW HOME</td> <td>09/2002</td> <td>03/2003</td> <td>79,338</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	02-0930-X	NEW HOME	09/2002	03/2003	79,338
Number	Description	Opened	Closed	Amount															
02-0930-X	NEW HOME	09/2002	03/2003	79,338															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2157/1	LEGACY SALES & LEASING LLC	01/31/2011	145,000	YES										
					2151/225	SIMMONS HOMES RESIDENTIAL	01/05/2011	0	4										
					1410/104	MEADOW HOMES OF TULSA INC	09/23/2002	100,000	11										
					1412/932	PRESTON LAKES, LLC	09/23/2002	0											
					1345/433	PRESTON LAKES, LLC	12/27/2001	60,500	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	42,071	42,071	11%	4,628	Assessed	24,511	2,401.10										
Year Frozen	0	Improvements	180,754	180,754		19,883	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	222,825	222,825		24,511	Total Taxable	24,511	2,401.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660074922	DAVIS, MICHAEL G &			40	215,835	0	23,520	2,304.00										
2024	2024-660074922	DAVIS, MICHAEL G &			40	229,927	0	22,400	2,152.00										
2023	2023-660074922	DAVIS, MICHAEL G &			40	217,685	0	21,333	1,999.00										
2022	2022-660074922	DAVIS, MICHAEL G &			40	196,675	0	20,317	1,990.00										
2021	2021-660074922	DAVIS, MICHAEL G &			40	175,905	0	19,350	1,872.00										
2020	2020-660074922	DAVIS, MICHAEL G &			40	169,781	0	18,676	1,807.00										
2019	2019-660074922	DAVIS, MICHAEL G &			40	161,941	0	17,814	1,725.00										
2018	2018-660074922	DAVIS, MICHAEL G &			40	158,812	0	17,469	1,629.00										
2017	2017-660074922	DAVIS, MICHAEL G &			40	157,525	0	17,328	1,631.00										
2016	2016-660074922	DAVIS, MICHAEL G &			40	153,546	0	16,890	1,596.00										
2015	2015-660074922	DAVIS, MICHAEL G &			40	148,874	0	16,376	1,561.00										
2014	2014-660074922	DAVIS, MICHAEL G &			40	151,336	0	16,647	1,604.00										
2013	2013-660074922	DAVIS, MICHAEL G &			40	147,469	0	16,222	1,529.00										



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1822		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	7,938.00 x 5.30 = 42,071		
Factor Value			
Adjustments	1.0000		
Lot Value	42,071		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-23\ 8/24/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,468 / 1,468
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,468
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	194,800	132.70	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	219,380		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.59	Total Misc Impr	+ 4,910
Roofing Adj	+ 5.00	Garage Cost	+ 13,584
Subfloor Adj	+ -2.35	Total RCN	= 224,660
Heat/Cool Adj	+ 12.64	Depreciation (20%)	- 44,932
Plumbing Adj	+ 10.56	Lump Sums	+ 1,026
Basement Adj	+ 0.00	RCNLD	= 180,754
Adj Base Cost	= 140.44	Lot Value	+ 42,071
Total Area	x 1,468	Indicated Value	= 222,825
Adjusted Cost	= 206,166	Value Per SqFt	151.79

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,754		
Lot Value	42,071		
Indicated Value	222,825	151.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,825	151.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	89722	220		220	10.22		2,248
PRCH	SLAB PORCH - COVERED	89723	100		100	26.62		2,662
WODO	WOOD DECK - OPEN	89724	18x4		72	28.51	50%	1,026



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)		374			374	374