



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:15:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074980 Parcel ID 000000-00-0-21628-001-0111 Cadastral ID 22-21-14-04260 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 287379 MAGNIR PROPERTIES LLC 9105 N 135TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 14902 E 89TH ST N Subdivision PRESTON LAKES Lot/Block 0111 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28295541 -95.80767534																																																																																																																									
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1641	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	7,150.00 x 5.30 = 37,895	
Factor Value		
Adjustments	1.0000	
Lot Value	37,895	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,132 / 1,132
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,132
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 21



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	150,993	133.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	188,730		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,285		
Lot Value	37,895		
Indicated Value	155,180	137.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	155,180	137.08	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.78	Total Misc Impr	+	1,717			
Roofing Adj	+ 4.76	Garage Cost	+	10,452			
Subfloor Adj	+ -1.26	Total RCN	=	160,665			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	43,380			
Plumbing Adj	+ 12.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	117,285			
Adj Base Cost	= 131.18	Lot Value	+	37,895			
Total Area	x 1,132	Indicated Value	=	155,180			
Adjusted Cost	= 148,496	Value Per SqFt		137.08			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	89934	12x5		60	24.08		1,445
PATO	SLAB PORCH - OPEN	89935	5x5		25	10.86		272



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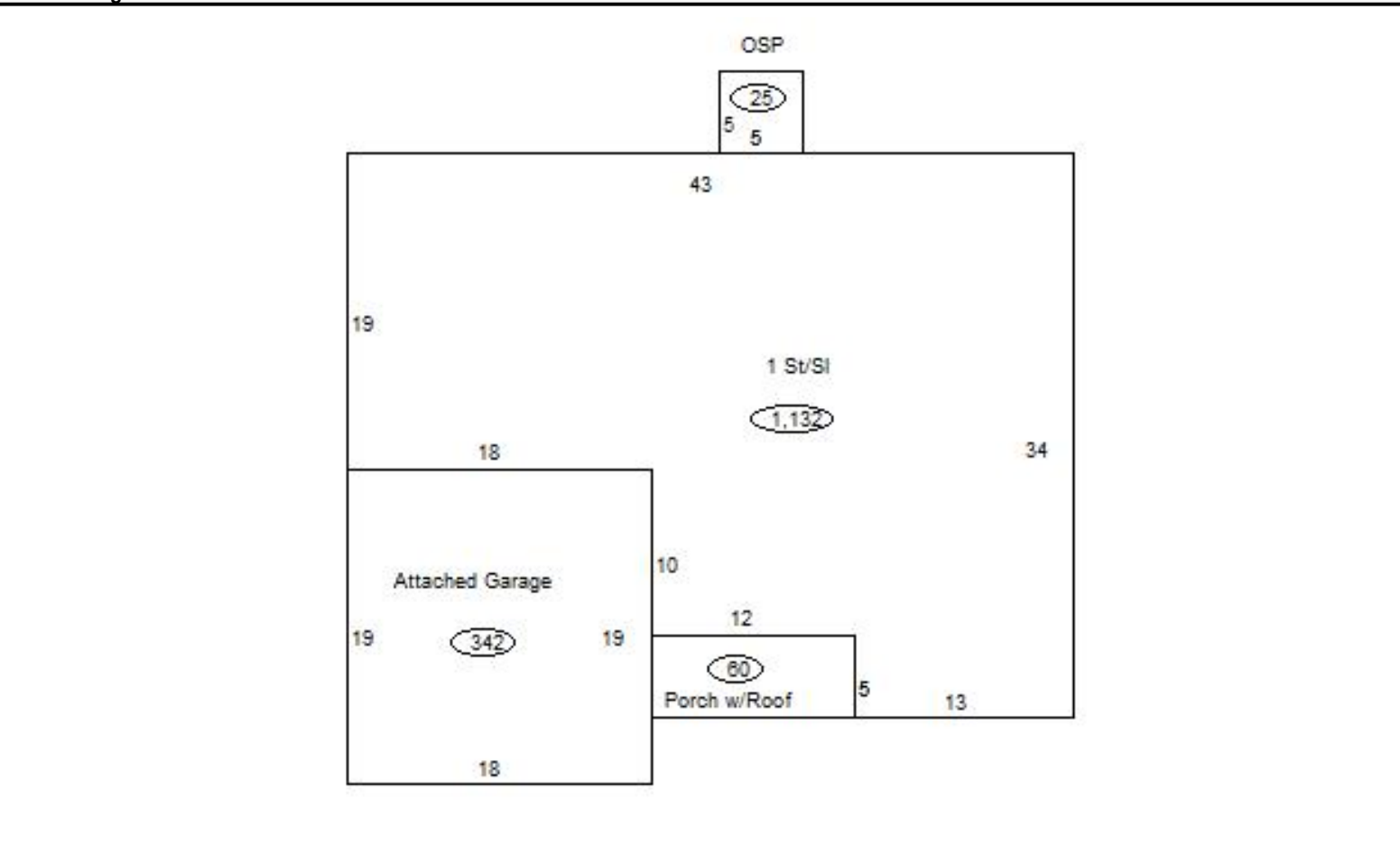
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Sketch Image

660074980



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,132	1.000	1,132
2	G	1		13	Attached Garage	342	1.000	342
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	25	1.000	25
Total Building Area						1,132		1,132