



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660074986 <b>Parcel ID</b> 000000-00-0-21628-001-0117 <b>Cadastral ID</b> 22-21-14-04320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 326888 RAMIREZ, MANUEL  8904 N 149TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08904 N 149TH E AVE <b>Subdivision</b> PRESTON LAKES <b>Lot/Block</b> 0117 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.28250110 -95.80846797																																																						
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	No	1,000		/	MODERN DESIGN PROPERTIES INC	02/15/2019	129,000	YES																																													
					/	BOHANAN, TRULA M	10/18/2018	82,000	YES																																													
					1300/276	COMMUNITY DEVELOPERS LLC	06/28/2001	83,900	YES																																													
					1244/37	CHUMLEY & ASSOCIATES INC	08/22/2000	0	YES																																													
					1219/583	PRESTON LAKES, LLC	03/10/2000	397,500	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 52,290</td> <td>52,290</td> <td>11%</td> <td>5,752</td> <td>Assessed</td> <td>19,348</td> <td>1,895.33</td> </tr> <tr> <td>Year Frozen</td> <td>2008</td> <td>Improvements 123,605</td> <td>123,605</td> <td></td> <td>13,596</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 175,895</td> <td>175,895</td> <td></td> <td>19,348</td> <td>Total Taxable</td> <td>19,348</td> <td>1,895.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2020	Land Value 52,290	52,290	11%	5,752	Assessed	19,348	1,895.33	Year Frozen	2008	Improvements 123,605	123,605		13,596	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 175,895	175,895		19,348	Total Taxable	19,348	1,895.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660074986	RAMIREZ, MANUEL	40	176,108	0	18,788	1,840.00																																															
2024	2024-660074986	RAMIREZ, MANUEL	40	185,365	0	17,894	1,719.00																																															
2023	2023-660074986	RAMIREZ, MANUEL	40	175,304	0	17,042	1,597.00																																															
2022	2022-660074986	RAMIREZ, MANUEL	40	152,301	0	16,230	1,590.00																																															
2021	2021-660074986	RAMIREZ, MANUEL	40	140,800	0	15,457	1,495.00																																															
2020	2020-660074986	RAMIREZ, MANUEL	40	133,831	0	14,721	1,424.00																																															
2019	2019-660074986	RAMIREZ, MANUEL	40	129,025	0	14,193	1,374.00																																															
2018	2018-660074986	BOHANAN, EMERSON & TRULA M	40	125,187	1000	9,287	866.00																																															
2017	2017-660074986	BOHANAN, EMERSON & TRULA M	40	124,203	1000	9,288	874.00																																															
2016	2016-660074986	BOHANAN, EMERSON & TRULA M	40	121,236	1000	9,287	878.00																																															
2015	2015-660074986	BOHANAN, EMERSON & TRULA M	40	118,584	1000	9,288	886.00																																															
2014	2014-660074986	BOHANAN, EMERSON & TRULA M	40	119,471	1000	9,288	895.00																																															
2013	2013-660074986	BOHANAN, EMERSON & TRULA M	40	118,115	1000	9,287	875.00																																															



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2265		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,866.00 x 5.30 = 52,290		
Factor Value			
Adjustments	1.0000		
Lot Value	52,290		



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

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,176
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	391 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	2001 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	158,181	134.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	192,550 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.96	Total Misc Impr	+ 7,886				
Roofing Adj	+ 4.69	Garage Cost	+ 11,503				
Subfloor Adj	+ -1.23	Total RCN	= 172,104				
Heat/Cool Adj	+ 11.47	Depreciation ( 29%)	- 49,910				
Plumbing Adj	+ 11.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 122,194				
Adj Base Cost	= 129.86	Lot Value	+ 52,290				
Total Area	x 1,176	Indicated Value	= 174,484				
Adjusted Cost	= 152,715	Value Per SqFt	148.37				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,194		
Lot Value	52,290		
Indicated Value	174,484	148.37	Per SqFt
Agland Value			
Site Improvements	1,411		
Total Value	175,895	149.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	89958	12x4		48	24.12		1,158
PRCH	SLAB PORCH - COVERED	89959	17x17		289	23.28		6,728



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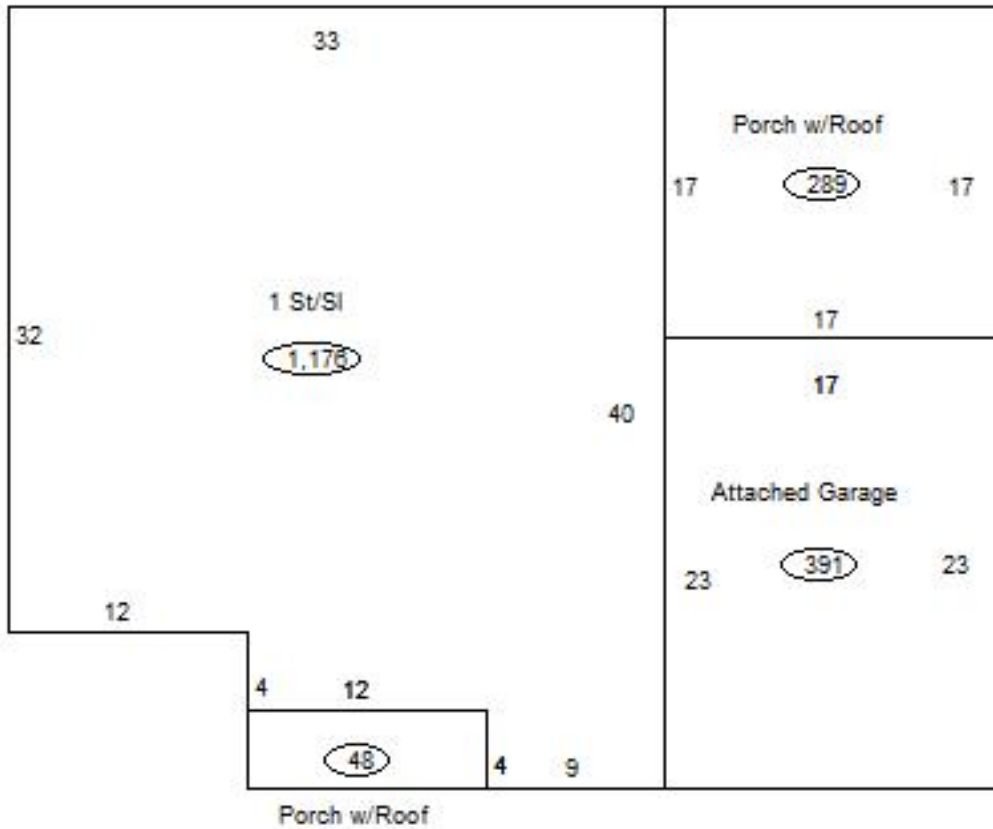
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### Sketch Image

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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	1,176	1.000	1,176
2	G	1		13	Attached Garage	391	1.000	391
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	289	1.000	289
<b>Total Building Area</b>						1,176		1,176



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x14x0			140
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b> Base Cost (4.68 x 140) 655		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b> 655	<b>RCNLD</b> 655
	WODC	WOOD DECK - COVERED	14x12x0			168
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b> Base Cost (33.59 x 168) 5,643		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b> 5,643	<b>RCNLD</b> 4,232 1,411