



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660075087 Parcel ID 000000-00-0-21628-006-0010 Cadastral ID 22-21-14-05330 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 335078 COPLEY, ANDREW JAMES & CARLY CASEY 8917 N 152ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08917 N 152ND E AVE Subdivision PRESTON LAKES Lot/Block 0010 / 0006 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: 36.28366213 -95.80448921																																																																																																																									
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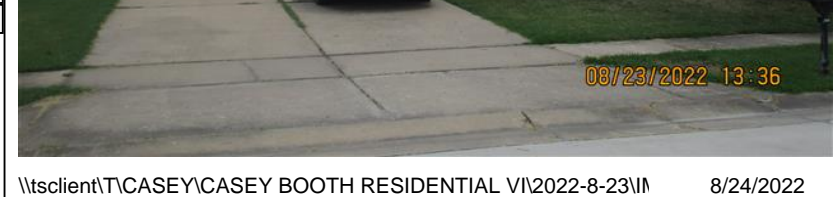
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1969	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,577.00 x 5.30 = 45,458	
Factor Value		
Adjustments	1.0000	
Lot Value	45,458	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,985 / 1,985
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,985
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	211,469	106.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	253,510		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.06	Total Misc Impr	+ 7,209
Roofing Adj	+ 4.27	Garage Cost	+ 12,931
Subfloor Adj	+ -1.10	Total RCN	= 267,511
Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 66,878
Plumbing Adj	+ 8.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,633
Adj Base Cost	= 124.62	Lot Value	+ 45,458
Total Area	x 1,985	Indicated Value	= 246,091
Adjusted Cost	= 247,371	Value Per SqFt	123.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,633		
Lot Value	45,458		
Indicated Value	246,091	123.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,091	123.98	Total Value Per SqFt

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	90269	5x5		25	24.19		605
PATO	SLAB PORCH - OPEN	90270	12x12		144	10.47		1,508



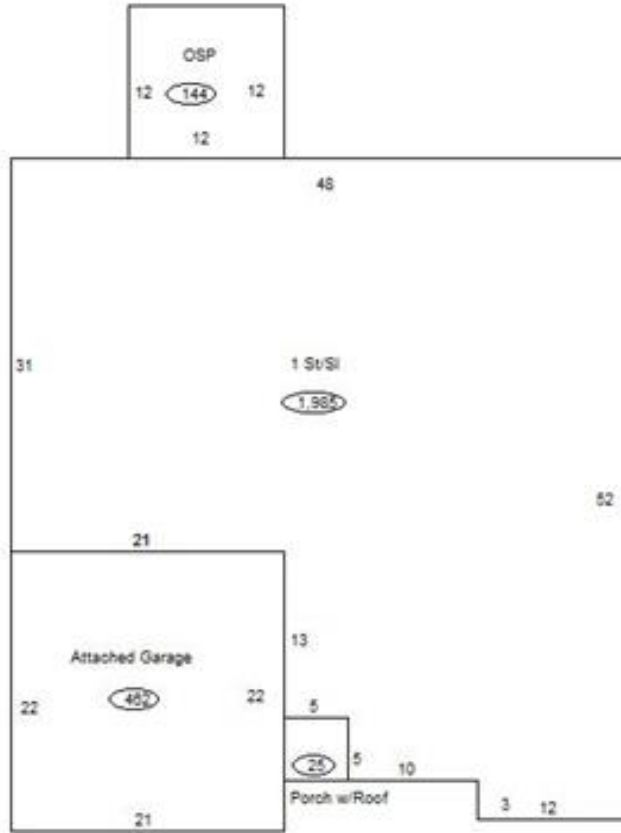
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Sketch Image

660075087



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,985	1.000	1,985
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,985		1,985