



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 660079787 Parcel ID 000000-00-0-21630-006-0019 Cadastral ID 22-21-14-06430 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 305927 KRANTZ, JAMES E II 8920 N 153RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 08920 N 153RD E AVE Subdivision PRESTON LAKES II Lot/Block 0019 / 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: 36.28413001 -95.80427232																																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,713.00 x 5.30 = 46,179		
Factor Value			
Adjustments	1.0000		
Lot Value	46,179		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-24\ 8/29/2022

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	1,970 / 1,970
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,970
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
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	215,092	109.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	267,180		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.22	Total Misc Impr	+	3,123	
Roofing Adj	+ 4.27	Garage Cost	+	13,373	
Subfloor Adj	+ -1.10	Total RCN	=	258,806	
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	56,937	
Plumbing Adj	+ 7.14	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	201,869	
Adj Base Cost	= 123.00	Lot Value	+	46,179	
Total Area	x 1,970	Indicated Value	=	248,048	
Adjusted Cost	= 242,310	Value Per SqFt		125.91	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,869		
Lot Value	46,179		
Indicated Value	248,048	125.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,048	125.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	96455	7x5		35	24.16		846
PRCH	SLAB PORCH - COVERED	96456	95		95	23.97		2,277



Rogers

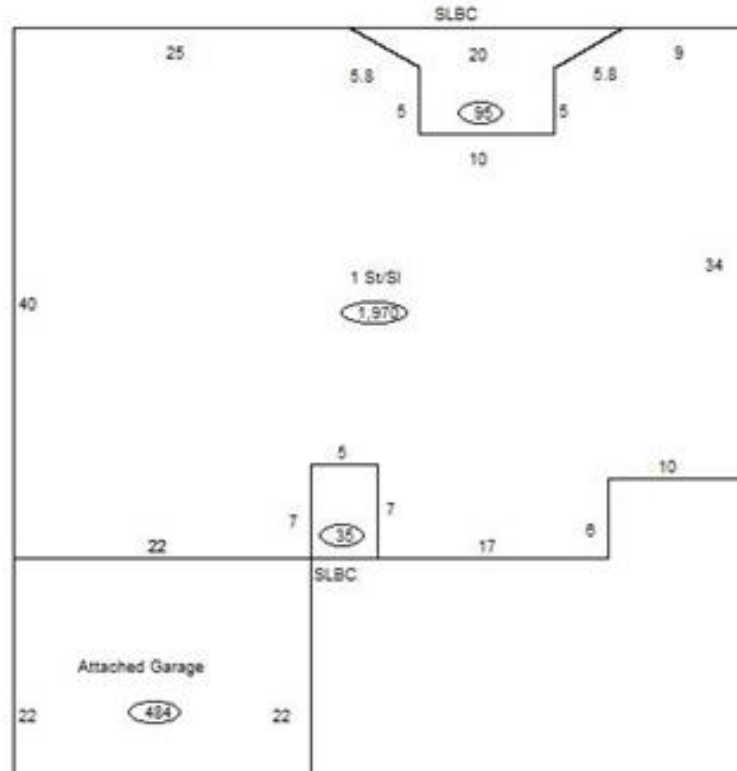
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Sketch Image

660079787



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,970	1.000	1,970
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	95	1.000	95
Total Building Area						1,970		1,970