



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:09:54
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085565 Parcel ID 000000-00-0-21637-001-0014 Cadastral ID 22-21-14-07640 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 336379 ROSS, MATTHEW TYLER 9102 N 156TH E CT OWASSO OK 74055-0000 Parcel Location Situs 09102 N 156TH E CT Subdivision PRESTON LAKES III Lot/Block 0014 / 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: 36.28631958 -95.80118813																																																																																																																									
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>05-0741-X</td> <td>NEW HOUSE</td> <td>07/2005</td> <td>11/2005</td> <td>128,940</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	05-0741-X	NEW HOUSE	07/2005	11/2005	128,940																																																																																																						
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2181	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,502.00 x 5.30 = 50,361	
Factor Value		
Adjustments	1.0000	
Lot Value	50,361	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,910 / 2,410
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,910
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	770 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

Cost Approach		Manual : 01/2025	
Base Cost	96.04	Total Misc Impr	+ 10,140
Roofing Adj	+ 3.76	Garage Cost	+ 22,938
Subfloor Adj	+ -1.78	Total RCN	= 324,640
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 55,189
Plumbing Adj	+ 10.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 269,451
Adj Base Cost	= 120.98	Lot Value	+ 50,361
Total Area	x 2,410	Indicated Value	= 319,812
Adjusted Cost	= 291,562	Value Per SqFt	132.70

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	301,287 125.02 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	318,220 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	269,451
Lot Value	50,361
Indicated Value	319,812 132.70 Per SqFt
Agland Value	
Site Improvements	
Total Value	319,812 132.70 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	104561		50	50	26.77		1,339
PRCH	SLAB PORCH - COVERED	104562	20x6		120	26.55		3,186



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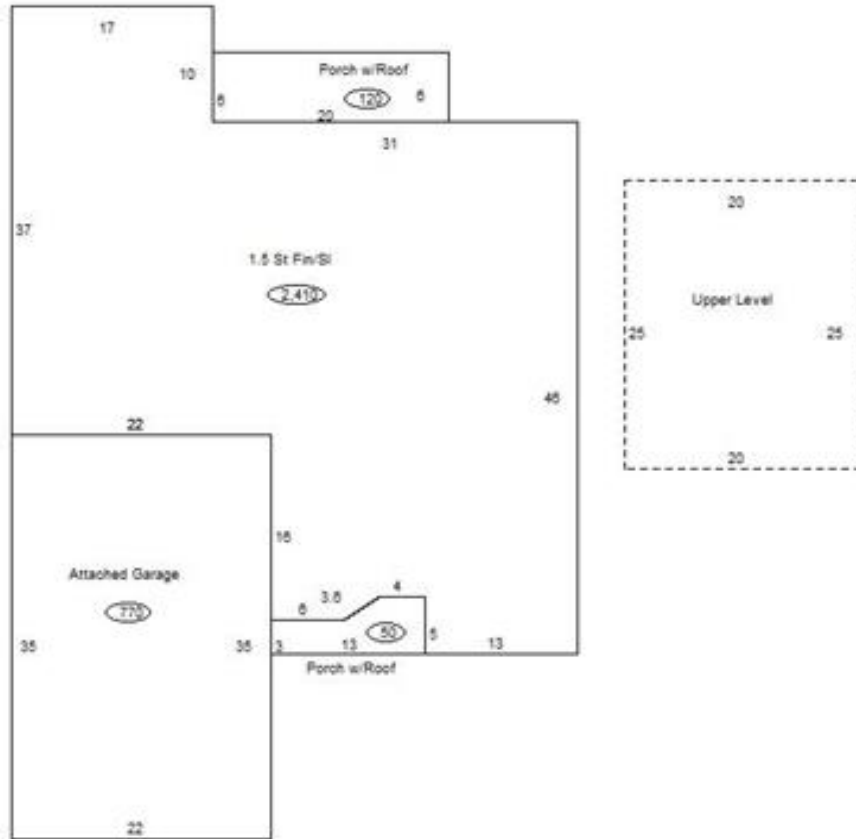
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Sketch Image

660085565



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,910	1.262	2,410
2	U	^UL	Overhang	13	Upper Level	500	1.000	500
3	G	1		13	Attached Garage	770	1.000	770
4	M	PRCH		13	SLBC	50	1.000	50
5	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,910		2,410