



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:30:33
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Assessment Data					Primary Image																																																																																																																				
Account 660085612 Parcel ID 000000-00-0-21637-002-0012 Cadastral ID 22-21-14-08110 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 320904 STRAIN, ALEXANDER J & LAURA STRAIN 9021 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09021 N 157TH E AVE Subdivision PRESTON LAKES III Lot/Block 0012 / 0002 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: 36.28577685 -95.79816011																																																																																																																									
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>06-0823-X</td> <td>R7-NEW 1600 SQ FT SFR</td> <td>08/2006</td> <td>11/2006</td> <td>84,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	06-0823-X	R7-NEW 1600 SQ FT SFR	08/2006	11/2006	84,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1964	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,556.00 x 5.30 = 45,347	
Factor Value		
Adjustments	1.0000	
Lot Value	45,347	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,638 / 1,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,638
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 3.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-25\ 8/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,476	132.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	259,440		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.99	Total Misc Impr	+	11,777			
Roofing Adj	+ 4.89	Garage Cost	+	14,522			
Subfloor Adj	+ -2.31	Total RCN	=	250,181			
Heat/Cool Adj	+ 12.64	Depreciation (16%)	-	40,029			
Plumbing Adj	+ 9.47	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	210,152			
Adj Base Cost	= 136.68	Lot Value	+	45,347			
Total Area	x 1,638	Indicated Value	=	255,499			
Adjusted Cost	= 223,882	Value Per SqFt		155.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,152		
Lot Value	45,347		
Indicated Value	255,499	155.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	255,499	155.98	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	104764		116	116	26.56		3,081
PRCH	SLAB PORCH - COVERED	104765		116	116	26.56		3,081



Rogers

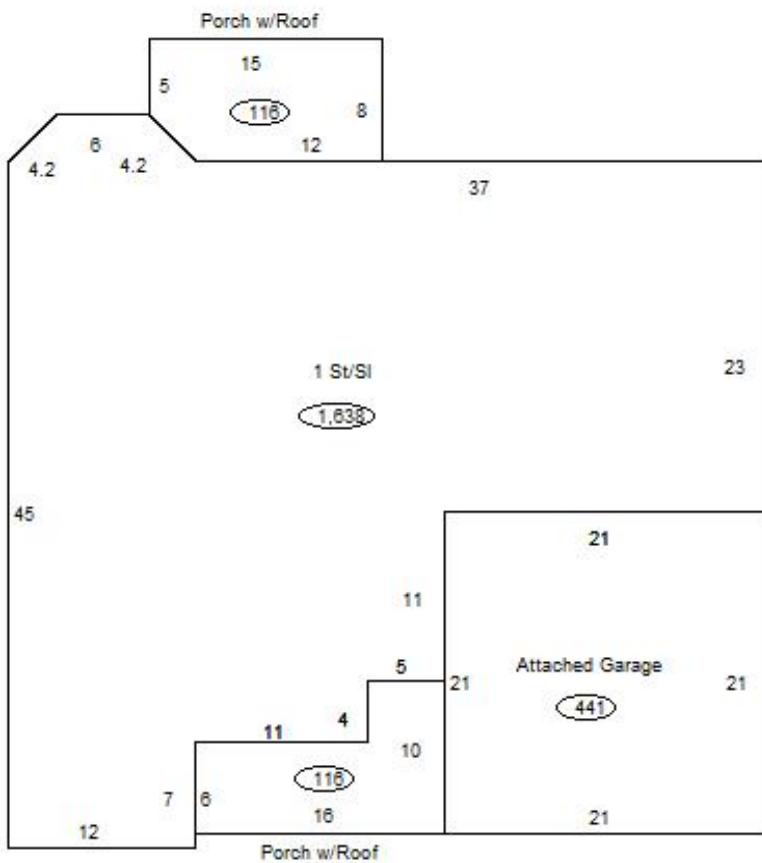
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Sketch Image

660085612



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,638	1.000	1,638
2	M	PRCH		13	SLBC	116	1.000	116
3	M	PRCH		13	SLBC	116	1.000	116
4	G	1		13	Attached Garage	441	1.000	441
Total Building Area						1,638		1,638