



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:12:51
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085639 Parcel ID 000000-00-0-21637-003-0005 Cadastral ID 22-21-14-08380 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 324977 RUSSELL, JEFFREY L & SHARON A 9016 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 09016 N 157TH E AVE Subdivision PRESTON LAKES III Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-25\ 8/29/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.28624506 -95.79873516 LOT 5 BLOCK 3 PRESTON LAKES III																																																																																																																									
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2338		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,186.00 x 5.30 = 53,986		
Factor Value			
Adjustments	1.0000		
Lot Value	53,986		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,842 / 1,842
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,842
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	707 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	262,982 142.77 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	291,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	242,812
Lot Value	53,986
Indicated Value	296,798 161.13 Per SqFt
Agland Value	
Site Improvements	
Total Value	296,798 161.13 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.53	Total Misc Impr	+ 4,379
Roofing Adj	+ 4.78	Garage Cost	+ 21,118
Subfloor Adj	+ -2.28	Total RCN	= 272,822
Heat/Cool Adj	+ 12.64	Depreciation (11%)	- 30,010
Plumbing Adj	+ 10.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 242,812
Adj Base Cost	= 134.27	Lot Value	+ 53,986
Total Area	x 1,842	Indicated Value	= 296,798
Adjusted Cost	= 247,325	Value Per SqFt	161.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	104881	141		141	26.49		3,735
PRCH	SLAB PORCH - COVERED	104883	6x4		24	26.85		644



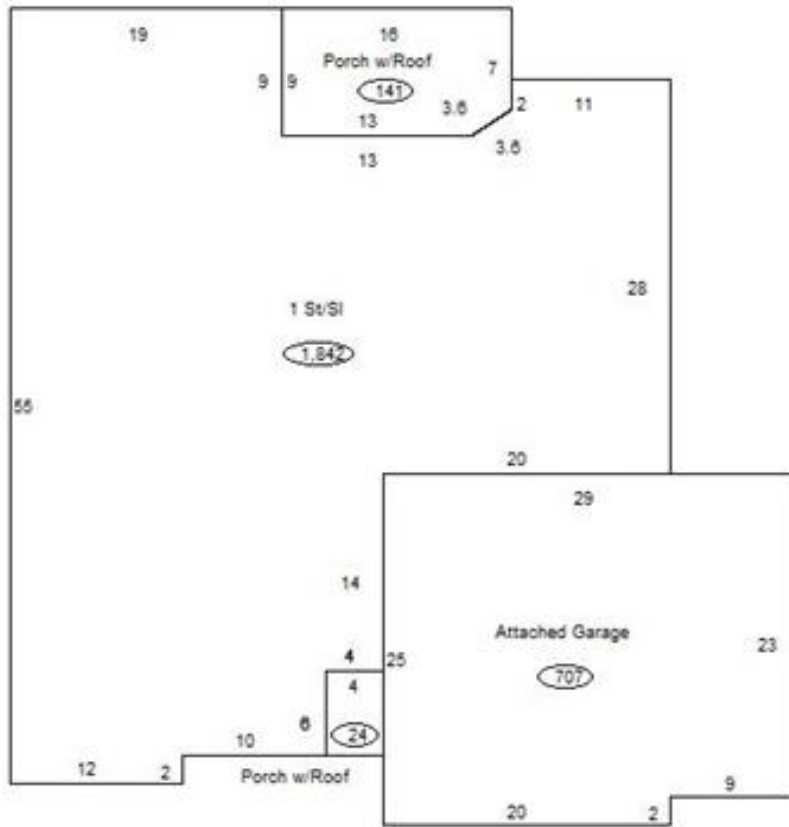
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Sketch Image

660085639



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,842	1.000	1,842
2	M	PRCH		13	SLBC	141	1.000	141
3	G	1		13	Attached Garage	707	1.000	707
4	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,842		1,842