



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:25:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660085650 Parcel ID 000000-00-0-21637-004-0004 Cadastral ID 22-21-14-08490 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 324295 MIRABAL, REYNALDO 9019 N 156TH E PL OWASSO OK 74055-0000 Parcel Location Situs 09019 156TH E PL Subdivision PRESTON LAKES III Lot/Block 0004 / 0004 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: 36.28648620 -95.79990406																																																																																																																									
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Time 07:25:49
Page 2

Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2176 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 9,480.00 x 5.30 = 50,244 Factor Value Adjustments 1.0000 Lot Value 50,244		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,966 / 1,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,966
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13



\\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	
Adjusted R	0.8445		
Indicated Value	235,027	119.55	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	276,730 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.59	Total Misc Impr	+	7,610	
Roofing Adj	+ 4.28	Garage Cost	+	15,751	
Subfloor Adj	+ -1.10	Total RCN	=	262,033	
Heat/Cool Adj	+ 11.47	Depreciation (15%)	-	39,305	
Plumbing Adj	+ 7.16	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	222,728	
Adj Base Cost	= 121.40	Lot Value	+	50,244	
Total Area	x 1,966	Indicated Value	=	272,972	
Adjusted Cost	= 238,672	Value Per SqFt		138.85	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,728		
Lot Value	50,244		
Indicated Value	272,972	138.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	272,972	138.85	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	104923		105	105	23.94		2,514



Rogers

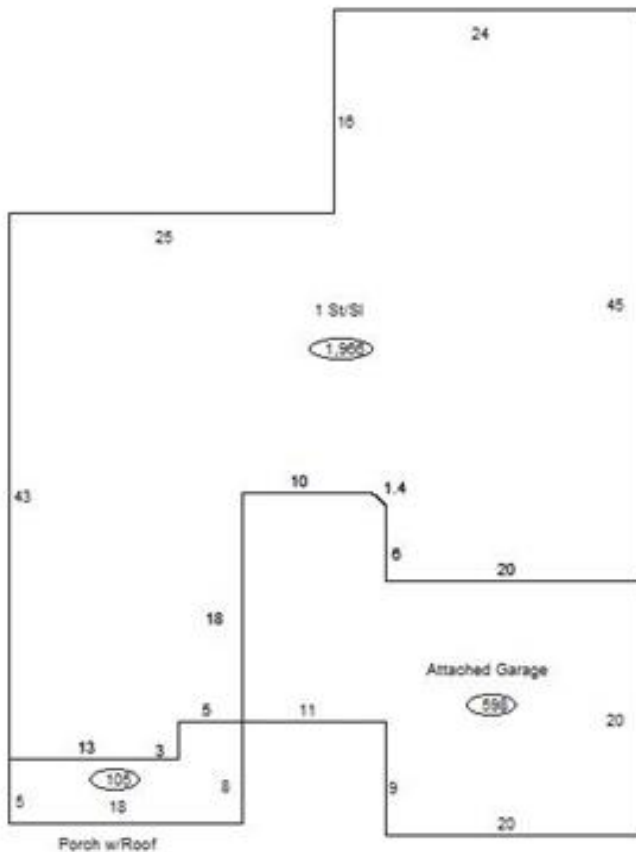
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 Page 3

Sketch Image

660085650



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,966	1.000	1,966
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	105	1.000	105
Total Building Area						1,966		1,966