



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:49:33
Page 1

Assessment Data					Primary Image																																																																																																				
Account 660096801 Parcel ID 000000-00-0-21650-001-0007 Cadastral ID 22-21-14-09150 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 299183 LEGACY SALES AND LEASING LLC 12150 E 96TH ST N STE 200 OWASSO OK 74055-0000 Parcel Location Situs 15404 E 87TH ST N Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0007 / 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: 36.27939467 -95.80140616 LOT 7 BLOCK 1 PARK PLACE AT PRESTON LAKES																																																																																																									
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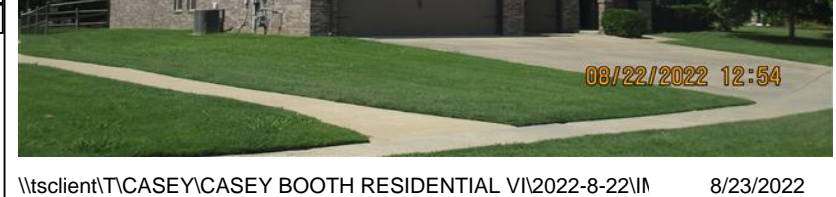
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Lot Data	Square-Foot - NBHD 1059 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,674.00 x 5.30 = 45,972	
Factor Value		
Adjustments	1.0000	
Lot Value	45,972	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,017 / 2,017
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,017
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	618 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/23/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	299,823	148.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	337,050		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,995		
Lot Value	45,972		
Indicated Value	326,967	162.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	326,967	162.11	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.49	Total Misc Impr	+	4,097			
Roofing Adj	+ 5.37	Garage Cost	+	23,490			
Subfloor Adj	+ -3.40	Total RCN	=	305,429			
Heat/Cool Adj	+ 14.47	Depreciation (8%)	-	24,434			
Plumbing Adj	+ 8.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	280,995			
Adj Base Cost	= 137.75	Lot Value	+	45,972			
Total Area	x 2,017	Indicated Value	=	326,967			
Adjusted Cost	= 277,842	Value Per SqFt		162.11			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122749	8x5		40	29.40		1,176
PRCH	SLAB PORCH - COVERED	122750	10x10		100	29.21		2,921

