



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:49:50
Page 1

Assessment Data					Primary Image																																																																																																				
Account 660096810 Parcel ID 000000-00-0-21650-001-0016 Cadastral ID 22-21-14-09240 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 340794 CRITCHNAU, KYLE & SARAH 8706 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08706 N 155TH E AVE Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0016 / 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 Lat/Long: 36.27970825 -95.80042592 LOT 16 BLOCK 1 PARK PLACE AT PRESTON LAKES																																																																																																									
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Page 2

Lot Data		Square-Foot - NBHD 1059 #1
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	9,600.00 x 5.30 = 50,880	
Factor Value		
Adjustments	1.0000	
Lot Value	50,880	



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

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	2,207 / 2,207
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,207
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	510 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	308,477	139.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	349,560		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.38	Total Misc Impr	+ 7,072
Roofing Adj	+ 5.26	Garage Cost	+ 20,211
Subfloor Adj	+ -3.40	Total RCN	= 329,289
Heat/Cool Adj	+ 14.47	Depreciation (10%)	- 32,929
Plumbing Adj	+ 10.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 296,360
Adj Base Cost	= 136.84	Lot Value	+ 50,880
Total Area	x 2,207	Indicated Value	= 347,240
Adjusted Cost	= 302,006	Value Per SqFt	157.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	296,360		
Lot Value	50,880		
Indicated Value	347,240	157.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	347,240	157.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129056	17x11		187	28.85		5,395
PRCH	SLAB PORCH - COVERED	129057	7x5		35	29.42		1,030
PATO	SLAB PORCH - OPEN	129058	10x5		50	12.93		647



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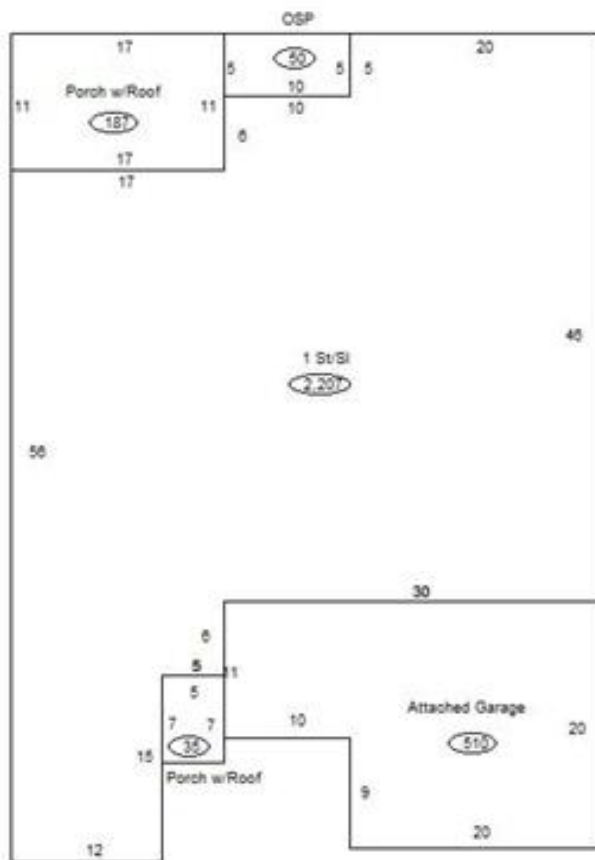
Date 04/18/2026

Time 08:49:50

Page 3

Sketch Image

660096810



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,207	1.000	2,207
2	G	1		13	Attached Garage	510	1.000	510
3	M	PRCH		13	SLBC	187	1.000	187
4	M	PRCH		13	SLBC	35	1.000	35
5	M	PATO		13	Open Slab	50	1.000	50
Total Building Area						2,207		2,207