



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:50:19
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Assessment Data					Primary Image																																																																																																				
Account 660096826 Parcel ID 000000-00-0-21650-001-0032 Cadastral ID 22-21-14-09400 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 314432 BOWLIN, ASHLEY & BRIAN 8721 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08721 N 157TH E AVE Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0032 / 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: 36.28111190 -95.79727879 LOT 32 BLOCK 1 PARK PLACE AT PRESTON LAKES										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>14-0909X</td> <td>R16-NEW 2291 SQ FT SFR</td> <td>10/2014</td> <td>05/2015</td> <td>162,855</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	14-0909X	R16-NEW 2291 SQ FT SFR	10/2014	05/2015	162,855																																																																																	
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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	10,813.00 x 5.30 = 57,309				
Factor Value					
Adjustments	1.0000				
Lot Value	57,309				
Residential Data				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\I 8/23/2022	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	3.5 - Average			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Veneer, Masonry			MRA Code 1 Test	
Base/Total Area	2,294 / 2,294			Adusted R 0.8445	
Style	100% One Story			Indicated Value 331,388 144.46 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	2,294			Adjustment Model 1 2022 Residential	
Fixture/RghIn	11 /			Comparables 8	
Bed/F/H Bath	3 / 2.0 /			Indicated Value 360,620 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	705 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 313,002	
Year/Eff Age	2015 / 8			Lot Value 57,309	
Cost Approach		Manual : 01/2025		Indicated Value 370,311 161.43 Per SqFt	
Base Cost	109.89	Total Misc Impr	+ 6,683	Agland Value	
Roofing Adj	+ 5.22	Garage Cost	+ 26,325	Site Improvements	
Subfloor Adj	+ -3.40	Total RCN	= 340,220	Total Value 370,311 161.43 Total Value Per SqFt	
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 27,218		
Plumbing Adj	+ 7.74	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 313,002		
Adj Base Cost	= 133.92	Lot Value	+ 57,309		
Total Area	x 2,294	Indicated Value	= 370,311		
Adjusted Cost	= 307,212	Value Per SqFt	161.43		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	122733	68		68	29.31	1,993
PRCH	SLAB PORCH - COVERED	122734	18x9		162	28.95	4,690

