



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:50:20  
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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096827 <b>Parcel ID</b> 000000-00-0-21650-001-0033 <b>Cadastral ID</b> 22-21-14-09410 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 299183 LEGACY SALES AND LEASING LLC  12150 E 96TH ST N STE 200 OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08719 N 157TH E AVE <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0033 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																									
<b>Legal Description</b> Lat/Long: 36.28086086 -95.79702153 LOT 33 BLOCK 1 PARK PLACE AT PRESTON LAKES																																																																																																									
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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	8,924.00 x 5.30 = 47,297	
Factor Value		
Adjustments	1.0000	
Lot Value	47,297	

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	1,982 / 1,982
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,982
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	629 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	297,800	150.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	321,200		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.91	Total Misc Impr	+	4,097			
Roofing Adj	+ 5.39	Garage Cost	+	23,852			
Subfloor Adj	+ -3.41	Total RCN	=	302,079			
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	-	24,166			
Plumbing Adj	+ 8.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	277,913			
Adj Base Cost	= 138.31	Lot Value	+	47,297			
Total Area	x 1,982	Indicated Value	=	325,210			
Adjusted Cost	= 274,130	Value Per SqFt		164.08			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,913		
Lot Value	47,297		
Indicated Value	325,210	164.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	325,210	164.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122737	10x10		100	29.21		2,921
PRCH	SLAB PORCH - COVERED	122738	8x5		40	29.40		1,176



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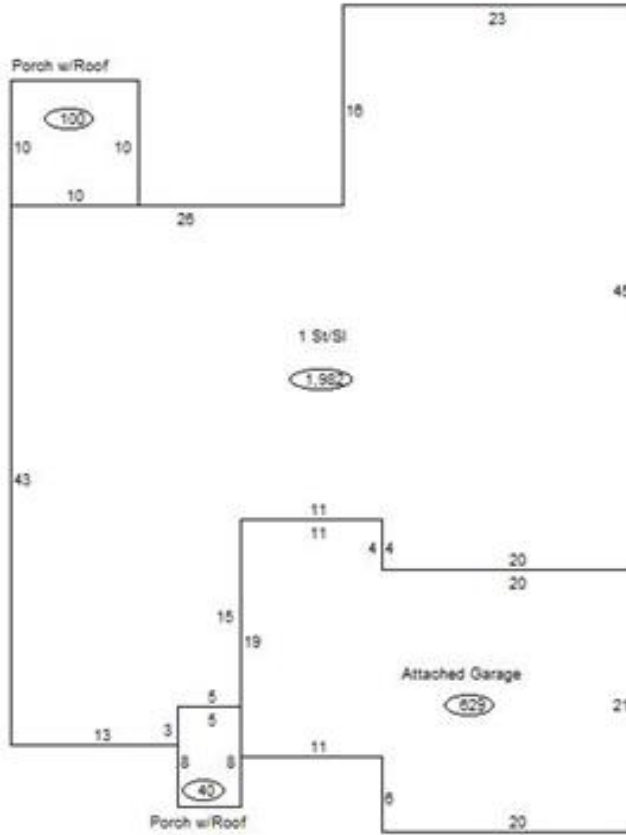
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Sketch Image

660096827



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,982	1.000	1,982
2	G	1		13	Attached Garage	629	1.000	629
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						1,982		1,982