



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:50:22
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Assessment Data					Primary Image																																																																																																				
Account 660096828 Parcel ID 000000-00-0-21650-001-0034 Cadastral ID 22-21-14-09420 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 08717 N 157TH E AVE Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0034 / 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: 36.28069834 -95.79699996 LOT 34 BLOCK 1 PARK PLACE AT PRESTON LAKES																																																																																																									
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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	8,400.00 x 5.30 =	44,520
Factor Value		
Adjustments	1.0000	
Lot Value		44,520



\\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	1,918 / 1,918
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,918
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	618 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	291,320	151.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	315,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.64	Total Misc Impr	+	5,726			
Roofing Adj	+ 5.43	Garage Cost	+	23,490			
Subfloor Adj	+ -3.45	Total RCN	=	296,489			
Heat/Cool Adj	+ 14.47	Depreciation (8%)	-	23,719			
Plumbing Adj	+ 9.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	272,770			
Adj Base Cost	= 139.35	Lot Value	+	44,520			
Total Area	x 1,918	Indicated Value	=	317,290			
Adjusted Cost	= 267,273	Value Per SqFt		165.43			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	272,770		
Lot Value	44,520		
Indicated Value	317,290	165.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	317,290	165.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122741	10x10		100	29.21		2,921
PRCH	SLAB PORCH - COVERED	122742	16x6		96	29.22		2,805



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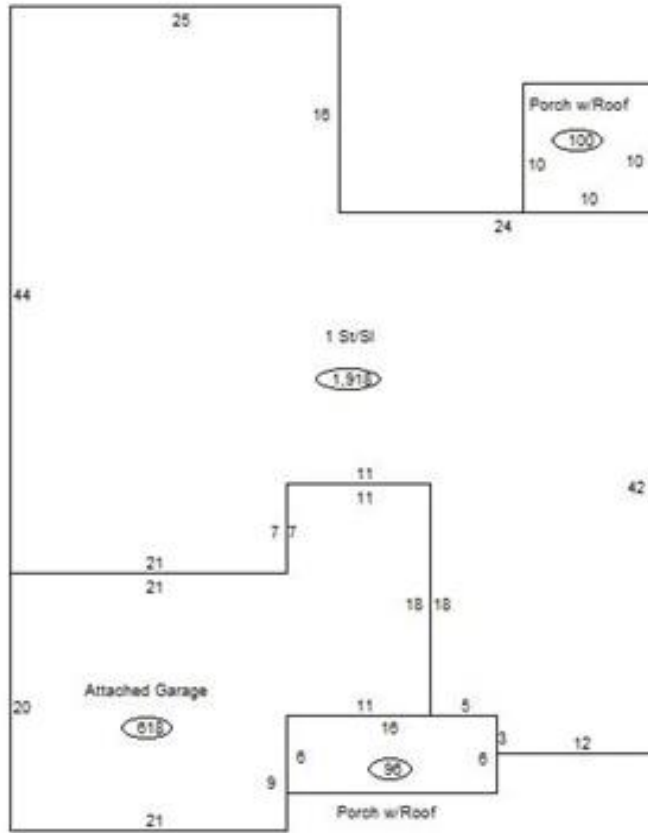
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Sketch Image

660096828



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,918	1.000	1,918
2	G	1		13	Attached Garage	618	1.000	618
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						1,918		1,918