



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:50:24
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Assessment Data					Primary Image																																																																																																				
Account 660096829 Parcel ID 000000-00-0-21650-001-0035 Cadastral ID 22-21-14-09430 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 08715 N 157TH E AVE Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0035 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																									
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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\I 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	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	510 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	306,489 138.87 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	343,710 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	295,903
Lot Value	44,520
Indicated Value	340,423 154.25 Per SqFt
Agland Value	
Site Improvements	
Total Value	340,423 154.25 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.38	Total Misc Impr	+ 4,008
Roofing Adj	+ 5.26	Garage Cost	+ 20,211
Subfloor Adj	+ -3.40	Total RCN	= 321,634
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 25,731
Plumbing Adj	+ 8.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 295,903
Adj Base Cost	= 134.76	Lot Value	+ 44,520
Total Area	x 2,207	Indicated Value	= 340,423
Adjusted Cost	= 297,415	Value Per SqFt	154.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122745	17x6		102	29.20		2,978
PRCH	SLAB PORCH - COVERED	122746	7x5		35	29.42		1,030



Rogers

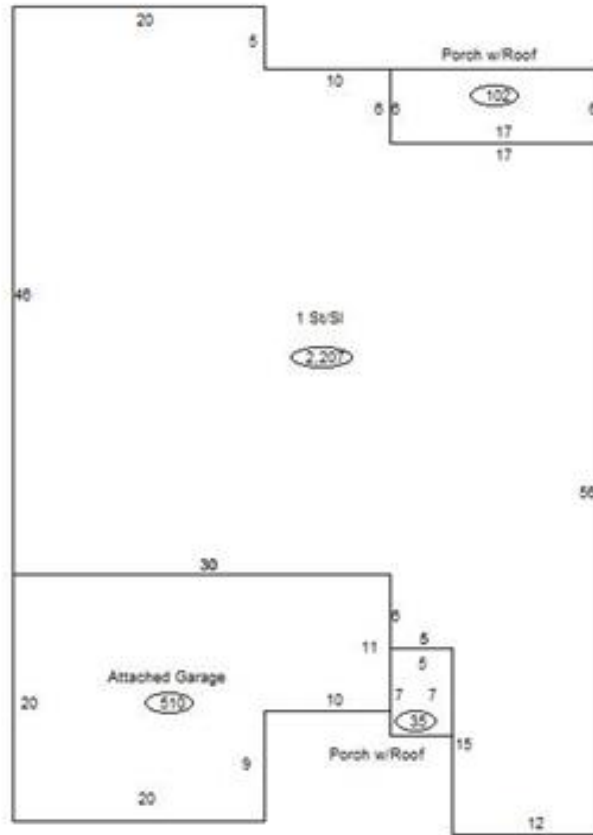
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Sketch Image

660096829



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	102	1.000	102
4	M	PRCH		13	SLBC	35	1.000	35
Total Building Area						2,207		2,207