



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:50:26
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Assessment Data					Primary Image																																																																																																				
Account 660096830 Parcel ID 000000-00-0-21650-001-0036 Cadastral ID 22-21-14-09440 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 339267 FRANK, SHAWNA L & CHRISTOPHER 8713 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08713 N 157TH E AVE Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0036 / 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: 36.28033720 -95.79678072 LOT 36 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	8,753.00 x 5.30 = 46,391	
Factor Value		
Adjustments	1.0485	
Lot Value	48,640	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - 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 / 2.0 / 1.0
Basement Area	
Garage Type	510 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 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	281,399	127.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	320,730		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,675		
Lot Value	48,640		
Indicated Value	301,315	136.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	301,315	136.53	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.06	Total Misc Impr	+	3,653			
Roofing Adj	+ 4.59	Garage Cost	+	16,182			
Subfloor Adj	+ -2.19	Total RCN	=	304,428			
Heat/Cool Adj	+ 12.64	Depreciation (17%)	-	51,753			
Plumbing Adj	+ 8.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	252,675			
Adj Base Cost	= 128.95	Lot Value	+	48,640			
Total Area	x 2,207	Indicated Value	=	301,315			
Adjusted Cost	= 284,593	Value Per SqFt		136.53			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	131355	17x6		102	26.61		2,714
PRCH	SLAB PORCH - COVERED	131356	7x5		35	26.82		939



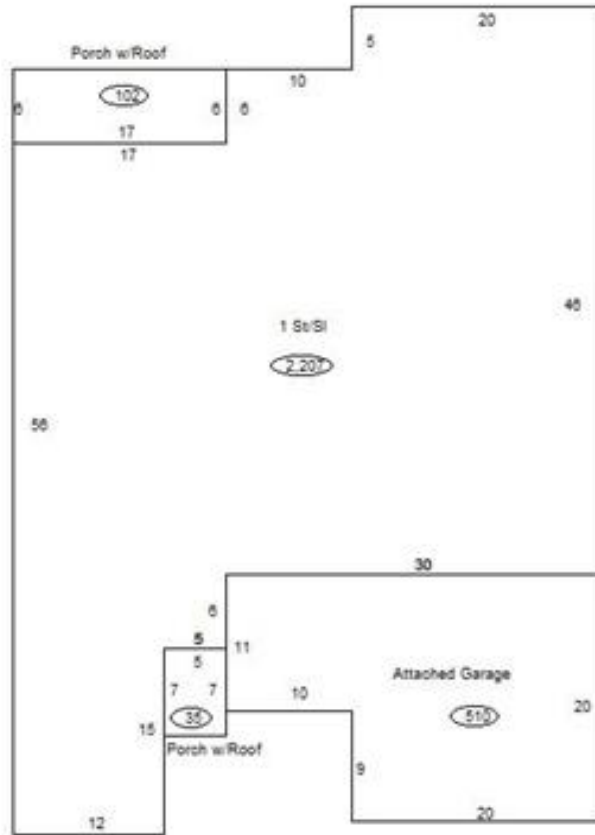
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Sketch Image

660096830



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