



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:50:28
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Assessment Data					Primary Image																																																																																																				
Account 660096831 Parcel ID 000000-00-0-21650-001-0037 Cadastral ID 22-21-14-09450 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 317382 WHITE, CHARLES III 8711 N 157TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08711 N 157TH E AVE Subdivision PARK PLACE AT PRESTON LAKES Lot/Block 0037 / 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: 36.28009774 -95.79651829 LOT 37 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>1-0623-X</td> <td>R17-NEW SFR</td> <td>11/2015</td> <td>12/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	1-0623-X	R17-NEW SFR	11/2015	12/2015																																																																																		
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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	9,389.00 x 5.30 =	49,762
Factor Value		
Adjustments	1.0000	
Lot Value		49,762



\\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	2,145 / 2,145
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,145
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	598 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	
Adusted R	0.8445		
Indicated Value	309,029	144.07	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	346,250 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.04	Total Misc Impr	+ 12,708
Roofing Adj	+ 5.29	Garage Cost	+ 22,844
Subfloor Adj	+ -3.40	Total RCN	= 326,586
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 26,127
Plumbing Adj	+ 8.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 300,459
Adj Base Cost	= 135.68	Lot Value	+ 49,762
Total Area	x 2,145	Indicated Value	= 350,221
Adjusted Cost	= 291,034	Value Per SqFt	163.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,459		
Lot Value	49,762		
Indicated Value	350,221	163.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	350,221	163.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	125855	17x11		187	28.85		5,395
PRCH	SLAB PORCH - COVERED	125857	6x5		30	29.44		883



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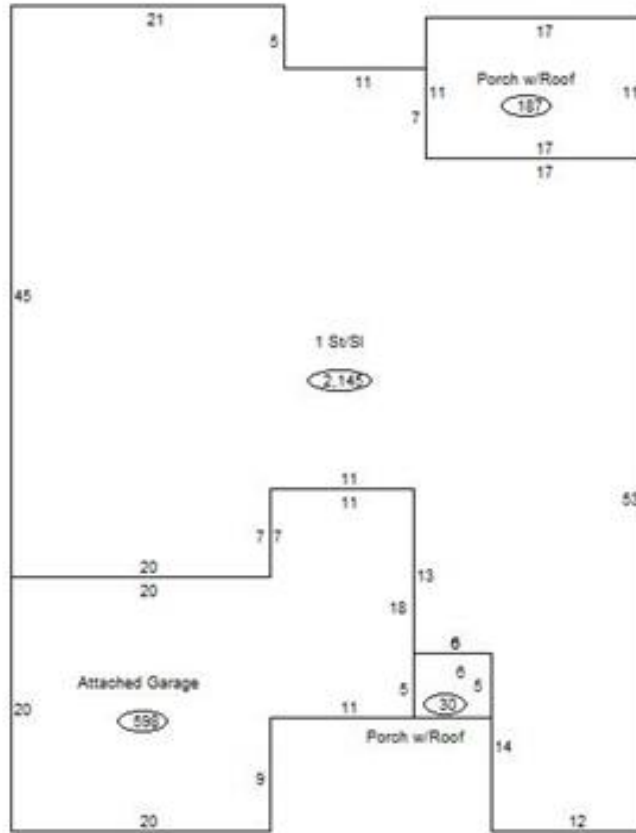
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Sketch Image

660096831



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,145	1.000	2,145
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	187	1.000	187
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,145		2,145