



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:50:30  
 Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096832 <b>Parcel ID</b> 000000-00-0-21650-001-0038 <b>Cadastral ID</b> 22-21-14-09460 <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> 320677 CORK, DANIEL CHARLES & JEANNIE MARIE- CO TRUSTEES  8709 N 157TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08709 N 157TH E AVE <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0038 / 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> Lot/Long: 36.28001176 -95.79682927 LOT 38 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	9,607.00 x 5.30 = 50,917	
Factor Value		
Adjustments	1.0000	
Lot Value	50,917	

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	2,231 / 2,231
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,231
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	745 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7



\\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	333,630	149.54	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	372,240		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.24	Total Misc Impr	+	10,899			
Roofing Adj	+ 5.24	Garage Cost	+	27,721			
Subfloor Adj	+ -3.40	Total RCN	=	338,734			
Heat/Cool Adj	+ 14.47	Depreciation ( 7%)	-	23,711			
Plumbing Adj	+ 7.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	315,023			
Adj Base Cost	= 134.52	Lot Value	+	50,917			
Total Area	x 2,231	Indicated Value	=	365,940			
Adjusted Cost	= 300,114	Value Per SqFt		164.03			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	315,023		
Lot Value	50,917		
Indicated Value	365,940	164.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	365,940	164.03	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	134463	17x5		85	29.26		2,487
PRCH	SLAB PORCH - COVERED	134464	6x5		30	29.44		883
PATO	SLAB PORCH - OPEN	134465	17x5		85	12.93		1,099

