



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096833 <b>Parcel ID</b> 000000-00-0-21650-001-0039 <b>Cadastral ID</b> 22-21-14-09470 <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> 330625 BAKER, AUSTIN D & SOMMER A  8707 N 157TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08707 N 157TH E AVE <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0039 / 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: 36.27975117 -95.79662987																																																																																																									
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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	8,855.00 x 5.30 = 46,932		
Factor Value			
Adjustments	1.0000		
Lot Value	46,932		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-22\ 8/23/2022

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	1,921 / 1,921
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,921
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	618 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	272,087 141.64 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	321,050 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	258,019
Lot Value	46,932
Indicated Value	304,951 158.75 Per SqFt
Agland Value	
Site Improvements	
Total Value	304,951 158.75 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	108.42	Total Misc Impr	+ 5,734
Roofing Adj	+ 4.74	Garage Cost	+ 18,806
Subfloor Adj	+ -2.23	Total RCN	= 277,440
Heat/Cool Adj	+ 12.64	Depreciation ( 7%)	- 19,421
Plumbing Adj	+ 8.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 258,019
Adj Base Cost	= 131.65	Lot Value	+ 46,932
Total Area	x 1,921	Indicated Value	= 304,951
Adjusted Cost	= 252,900	Value Per SqFt	158.75

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134884	96		96	26.63		2,556
PATO	SLAB PORCH - OPEN	134885	12x10		120	11.29		1,355
PATO	SLAB PORCH - OPEN	134886	168		168	10.85		1,823



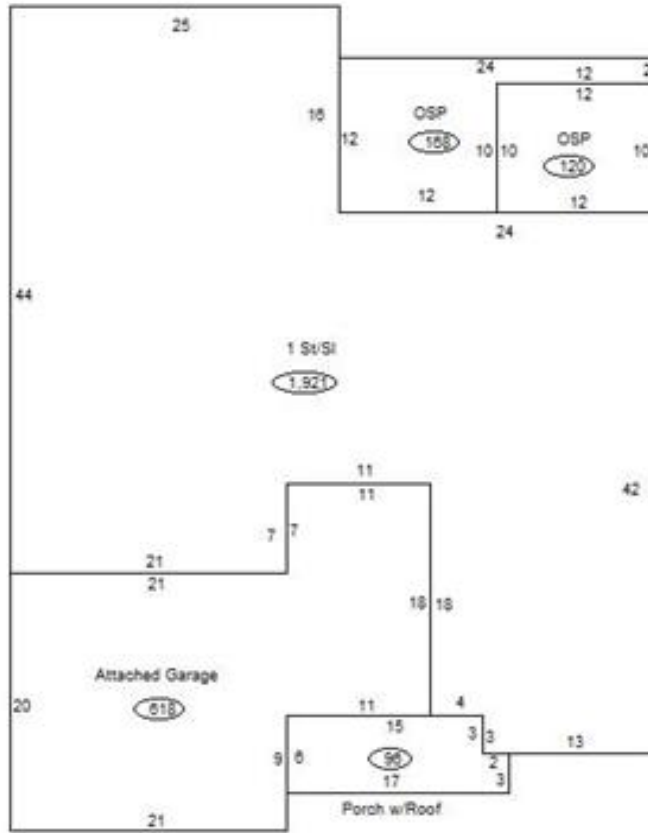
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Sketch Image

660096833



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,921	1.000	1,921
2	G	1		13	Attached Garage	618	1.000	618
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	120	1.000	120
5	M	PATO		13	Open Slab	168	1.000	168
<b>Total Building Area</b>						1,921		1,921