



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:50:35  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096835 <b>Parcel ID</b> 000000-00-0-21650-001-0041 <b>Cadastral ID</b> 22-21-14-09490 <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> 317503 LINCOLN, RYAN JEFFERY  8703 N 157TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08703 N 157TH E AVE <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0041 / 0001 Parcel Size 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: 36.27939100 -95.79669410 LOT 41 BLOCK 1 PARK PLACE AT PRESTON LAKES										<b>Building Permits</b> <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>15-0718X</td> <td>R17-NEW 2177 SQ FT SFR</td> <td>08/2015</td> <td>04/2016</td> <td>151,635</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	15-0718X	R17-NEW 2177 SQ FT SFR	08/2015	04/2016	151,635																																																																																	
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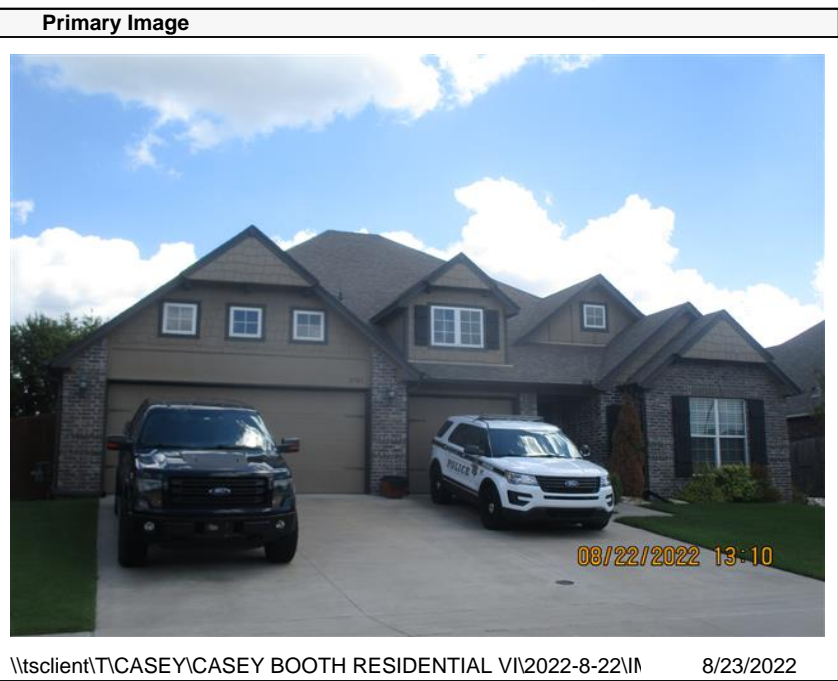
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Lot Data		Square-Foot - NBHD 1059 #1
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities		0
		0
Method	Square-Foot	
Base Lot Value	8,890.00 x 5.30 =	47,117
Factor Value		
Adjustments	1.0000	
Lot Value		47,117



\\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	2,177 / 2,177
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,177
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	580 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	312,156	143.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	353,180		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.68	Total Misc Impr	+ 5,573
Roofing Adj	+ 5.27	Garage Cost	+ 22,318
Subfloor Adj	+ -3.40	Total RCN	= 322,178
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 25,774
Plumbing Adj	+ 8.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 296,404
Adj Base Cost	= 135.18	Lot Value	+ 47,117
Total Area	x 2,177	Indicated Value	= 343,521
Adjusted Cost	= 294,287	Value Per SqFt	157.80

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	296,404		
Lot Value	47,117		
Indicated Value	343,521	157.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	343,521	157.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129422	18x9		162	28.95		4,690
PRCH	SLAB PORCH - COVERED	129423	6x5		30	29.44		883



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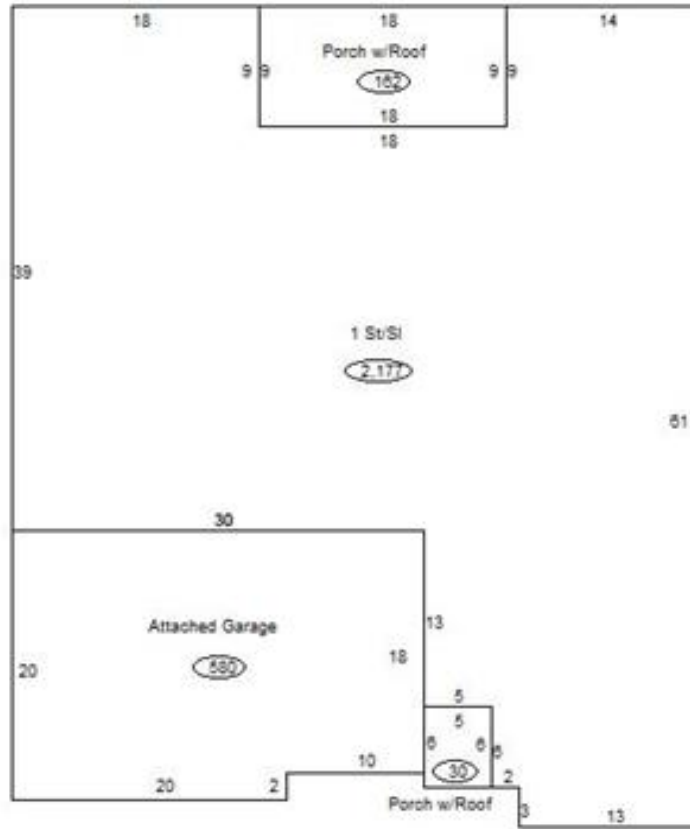
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Sketch Image

660096835



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,177	1.000	2,177
2	G	1		13	Attached Garage	580	1.000	580
3	M	PRCH		13	SLBC	162	1.000	162
4	M	PRCH		13	SLBC	30	1.000	30
<b>Total Building Area</b>						<b>2,177</b>		<b>2,177</b>