



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:51:26  
Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096863 <b>Parcel ID</b> 000000-00-0-21650-003-0013 <b>Cadastral ID</b> 22-21-14-09800 <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> 349493 MUEHLICH, JOANNE & TOBIAS  8710 N 157TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08710 N 157TH E AVE <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0013 / 0003 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: 36.28012802 -95.79723516																																																																																																									
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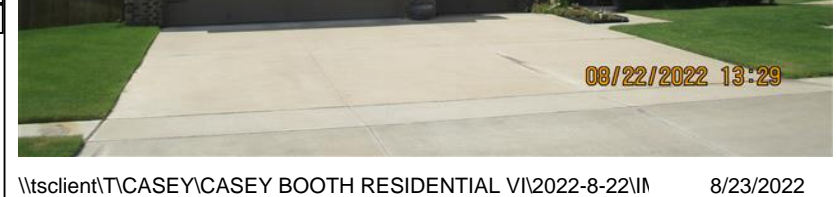
Data provided by LISA DELOZIER County Assessor

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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	11,538.00 x 5.30 = 61,151	
Factor Value		
Adjustments	1.0000	
Lot Value	61,151	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,096 / 2,913
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,096
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	639 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

Cost Approach				Manual : 01/2025			
Base Cost	97.96	Total Misc Impr	+ 8,483				
Roofing Adj	+ 3.82	Garage Cost	+ 24,186				
Subfloor Adj	+ -2.45	Total RCN	= 386,511				
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 30,921				
Plumbing Adj	+ 7.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 355,590				
Adj Base Cost	= 121.47	Lot Value	+ 61,151				
Total Area	x 2,913	Indicated Value	= 416,741				
Adjusted Cost	= 353,842	Value Per SqFt	143.06				



\\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	
Adusted R	0.8445		
Indicated Value	380,640	130.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	401,520		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	355,590		
Lot Value	61,151		
Indicated Value	416,741	143.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	416,741	143.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129891	45		45	29.39		1,323
PRCH	SLAB PORCH - COVERED	129892	25x10		250	28.64		7,160



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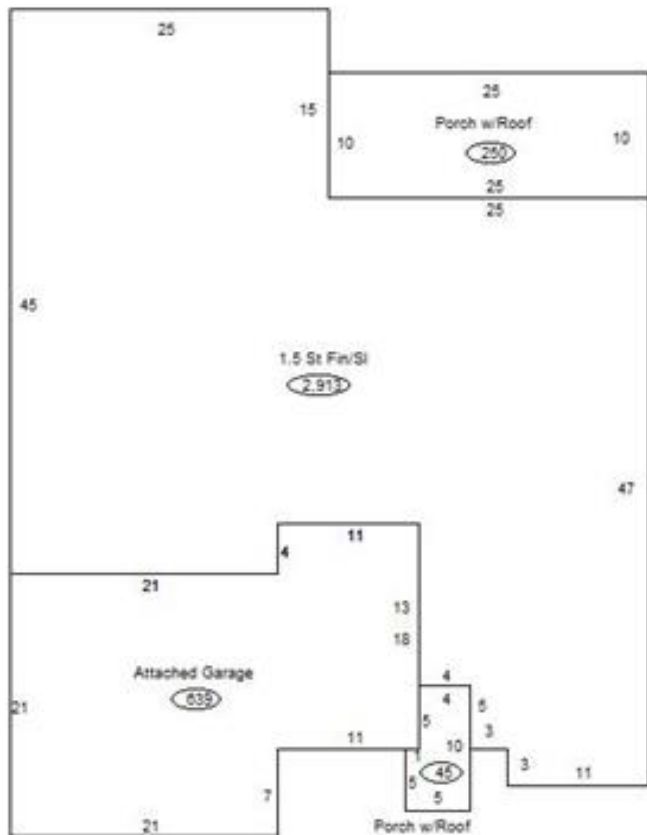
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### Sketch Image

660096863



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,096	1.390	2,913
2	U	^UL		13	Upper Level (1)	817	1.000	817
3	G	1		13	Attached Garage	639	1.000	639
4	M	PRCH		13	SLBC	45	1.000	45
5	M	PRCH		13	SLBC	250	1.000	250
<b>Total Building Area</b>						<b>2,096</b>		<b>2,913</b>