



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:51:30
Page 1

Assessment Data					Primary Image																													
Account	660096865																																	
Parcel ID	000000-00-0-21650-003-0015																																	
Cadastral ID	22-21-14-09820																																	
Property Type	REAL - Real Property																																	
Property Class	URP	VI Area	4																															
Tax Area	40 - OWASSO CITY																																	
Name ID	321808																																	
RYAN, LINDSEY D																																		
8706 N 157TH E AVE OWASSO OK 74055-0000																																		
Parcel Location																																		
Situs	08706 N 157TH E AVE																																	
Subdivision	PARK PLACE AT PRESTON LAKES																																	
Lot/Block	0015 / 0003	Parcel Size	1 - Lots																															
Sec/Twn/Rng	22 / 21 / 14 / 5																																	
Neighborhood	1059 - R-V04-SW OWASSO																																	
School District	S021 - OWASSO SCHOOLS																																	
Legal Description Lat/Long: 36.27971382 -95.79723957																																		
LOT 15 BLOCK 3 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>16-0630X</td> <td>R18-NEW 2911 SQ FT SFR</td> <td>07/2016</td> <td>07/2017</td> <td>192,005</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	16-0630X	R18-NEW 2911 SQ FT SFR	07/2016	07/2017	192,005																				
Number	Description	Opened	Closed	Amount																														
16-0630X	R18-NEW 2911 SQ FT SFR	07/2016	07/2017	192,005																														
Exemptions																																		
Sale History																																		
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2643/900</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>06/29/2017</td> <td>247,000</td> <td>YES</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2421/745</td> <td>K & S DEVELOPMENTS INC</td> <td>03/24/2014</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code						2643/900	SIMMONS HOMES RESIDENTIAL	06/29/2017	247,000	YES						2421/745	K & S DEVELOPMENTS INC	03/24/2014	0	4
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
					2643/900	SIMMONS HOMES RESIDENTIAL	06/29/2017	247,000	YES																									
					2421/745	K & S DEVELOPMENTS INC	03/24/2014	0	4																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2018		Land Value	48,495	48,495	11%	Assessed	35,171	3,445.35																									
Year Frozen			Improvements	271,248	271,248		Penalty	0																										
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00																									
TIF Project ID	0		Total Value	319,743	319,743		Total Taxable	35,171	3,445.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660096865	RYAN, LINDSEY D			40	311,663	0	34,282	3,358.00																									
2024	2024-660096865	RYAN, LINDSEY D			40	330,538	0	32,734	3,145.00																									
2023	2023-660096865	RYAN, LINDSEY D			40	293,506	0	31,175	2,921.00																									
2022	2022-660096865	RYAN, LINDSEY D			40	286,089	0	29,691	2,909.00																									
2021	2021-660096865	RYAN, LINDSEY D			40	257,064	0	28,277	2,736.00																									
2020	2020-660096865	RYAN, LINDSEY D			40	253,112	0	27,842	2,693.00																									
2019	2019-660096865	RYAN, LINDSEY D			40	243,467	0	26,781	2,593.00																									
2018	2018-660096865	RYAN, LINDSEY D			40	247,557	0	27,231	2,539.00																									
2017	2017-660096865	RYAN, LINDSEY D			40	50,000	0	992	93.00																									
2016	2016-660096865	SIMMONS HOMES RESIDENTIAL			40	50,000	0	944	89.00																									
2015	2015-660096865	SIMMONS HOMES RESIDENTIAL			40	50,000	0	900	86.00																									



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:51:30
 Page 2

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	9,150.00 x 5.30 =	48,495
Factor Value		
Adjustments	1.0000	
Lot Value		48,495



\\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	1,993 / 1,993
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,993
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	579 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
Adusted R	0.8445
Indicated Value	298,354 149.70 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	337,610 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	271,248
Lot Value	48,495
Indicated Value	319,743 160.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	319,743 160.43 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112,78	Total Misc Impr	+ 10,626
Roofing Adj	+ 5.38	Garage Cost	+ 22,297
Subfloor Adj	+ -3.40	Total RCN	= 308,236
Heat/Cool Adj	+ 14.47	Depreciation (12%)	- 36,988
Plumbing Adj	+ 8.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 271,248
Adj Base Cost	= 138.14	Lot Value	+ 48,495
Total Area	x 1,993	Indicated Value	= 319,743
Adjusted Cost	= 275,313	Value Per SqFt	160.43

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135731	119		119	29.13		3,466
PRCH	SLAB PORCH - COVERED	135732	25x10		250	28.64		7,160



Rogers

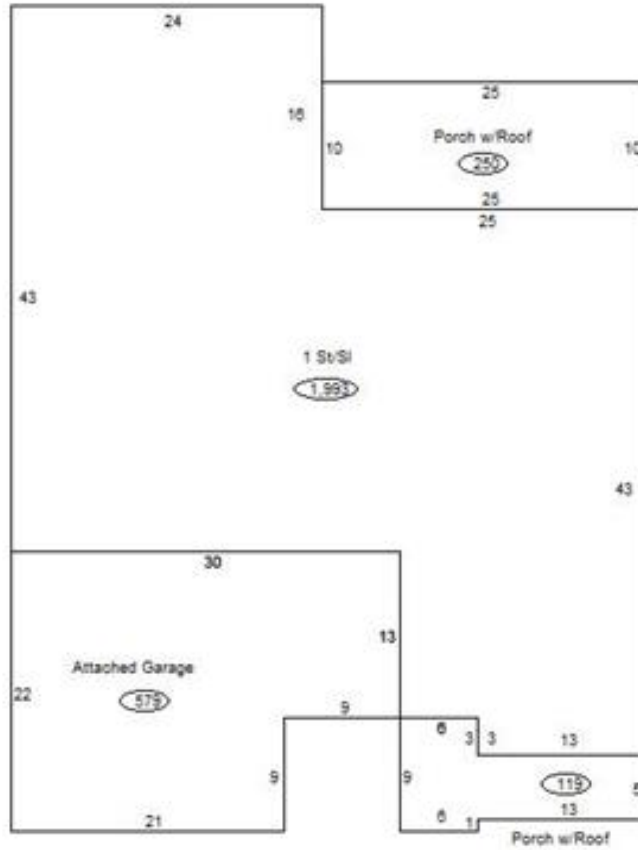
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:51:30
 Page 3

Sketch Image

660096865



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,993	1.000	1,993
2	G	1		13	Attached Garage	579	1.000	579
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PRCH		13	SLBC	250	1.000	250
Total Building Area						1,993		1,993