



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:51:34  
 Page 1

Assessment Data					Primary Image																																																																																																				
<b>Account</b> 660096867 <b>Parcel ID</b> 000000-00-0-21650-003-0017 <b>Cadastral ID</b> 22-21-14-09840 <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> 334048 WHITE, CHARLOTTE A REVOCABLE TRUST  8702 N 157TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08702 N 157TH E AVE <b>Subdivision</b> PARK PLACE AT PRESTON LAKES <b>Lot/Block</b> 0017 / 0003 <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> Lat/Long: 36.27932762 -95.79734726																																																																																																									
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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	10,846.00 x 5.30 = 57,484	
Factor Value		
Adjustments	1.0000	
Lot Value	57,484	

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	2,082 / 2,082
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,082
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	618 Carport - Shed Roof
Remodel	
Year/Eff Age	2016 / 8



\\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	307,393	147.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	348,490		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	282,455		
Lot Value	57,484		
Indicated Value	339,939	163.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	339,939	163.28	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111,78	Total Misc Impr	+	7,101			
Roofing Adj	+ 5.32	Garage Cost	+	10,704			
Subfloor Adj	+ -3.40	Total RCN	=	307,016			
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	-	24,561			
Plumbing Adj	+ 10.74	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	282,455			
Adj Base Cost	= 138.91	Lot Value	+	57,484			
Total Area	x 2,082	Indicated Value	=	339,939			
Adjusted Cost	= 289,211	Value Per SqFt		163.28			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129559	17x11		187	28.85		5,395
PATO	SLAB PORCH - OPEN	129560	10x5		50	12.93		647
PRCH	SLAB PORCH - COVERED	129561	6x6		36	29.42		1,059

