



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:39:00
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Assessment Data				Primary Image					
Account	660101267								
Parcel ID	000000000-1010196-001-0004								
Cadastral ID	27-21-14-05030								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	342056								
WARD, SCOTT B & AMANDA L									
8407 N 154TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	08407 N 154TH E AVE								
Subdivision	HOMESTEAD								
Lot/Block	0004 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	27 / 21 / 14 / 5								
Neighborhood	1011 - R-V04 SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.27703865 -95.80129428				Building Permits					
LOT 4 BLOCK 1 HOMESTEAD				Number	Description	Opened	Closed	Amount	
				R19 000426	R21- NEW 2530 SQ FT SFR	12/2019	05/2020	250,000	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	EDWARDS, JIMMIE JUNE &	07/14/2023	485,000	YES
PD	Add-Homestead	No	1,000		/	1ST CHOICE QUALITY BUILDERS LLC	12/11/2020	385,000	YES
					/	SOC'S DEVELOPMENT LLC	07/08/2019	67,500	15
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2024	Land Value	114,177	114,177	11%	12,559	Assessed	55,906	5,476.55
Year Frozen	2022	Improvements	394,062	394,062		43,347	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	508,239	508,239		55,906	Total Taxable	55,906	5,477.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101267	WARD, SCOTT B & AMANDA L			3	491,762	0	54,094	5,299.00
2024	2024-660101267	WARD, SCOTT B & AMANDA L			3	491,521	0	54,067	5,194.00
2023	2023-660101267	WARD, SCOTT B & AMANDA L			3	385,000	2000	40,350	3,781.00
2022	2022-660101267	EDWARDS, JIMMIE JUNE &			3	425,189	2000	42,282	4,142.00
2021	2021-660101267	EDWARDS, JIMMIE JUNE &			3	390,837	1000	41,992	4,062.00
2020	2020-660101267	1ST CHOICE QUALITY BUILDERS LLC			3	67,500	0	7,425	717.00
2019	2019-660101267	1ST CHOICE QUALITY BUILDERS LLC			3	863	0	95	9.00



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.797		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	34,719.00 x 2.70 = 93,741		
Factor Value			
Adjustments	1.2180		
Lot Value	114,177		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,670 / 2,670
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,670
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	646 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	402,334	150.69 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	507,280	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	394,062		
Lot Value	114,177		
Indicated Value	508,239	190.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	508,239	190.35	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.78	Total Misc Impr	+ 24,819
Roofing Adj	+ 5.75	Garage Cost	+ 29,800
Subfloor Adj	+ -4.50	Total RCN	= 414,802
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 20,740
Plumbing Adj	+ 5.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 394,062
Adj Base Cost	= 134.90	Lot Value	+ 114,177
Total Area	x 2,670	Indicated Value	= 508,239
Adjusted Cost	= 360,183	Value Per SqFt	190.35

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	145649		202	202	32.25		6,515
PRCH	SLAB PORCH - COVERED	145650		257	257	32.07		8,242
PATO	SLAB PORCH - OPEN	145651	22x10		220	12.81		2,818
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244
SHLT	STORM SHELTER			1	1	0.00		



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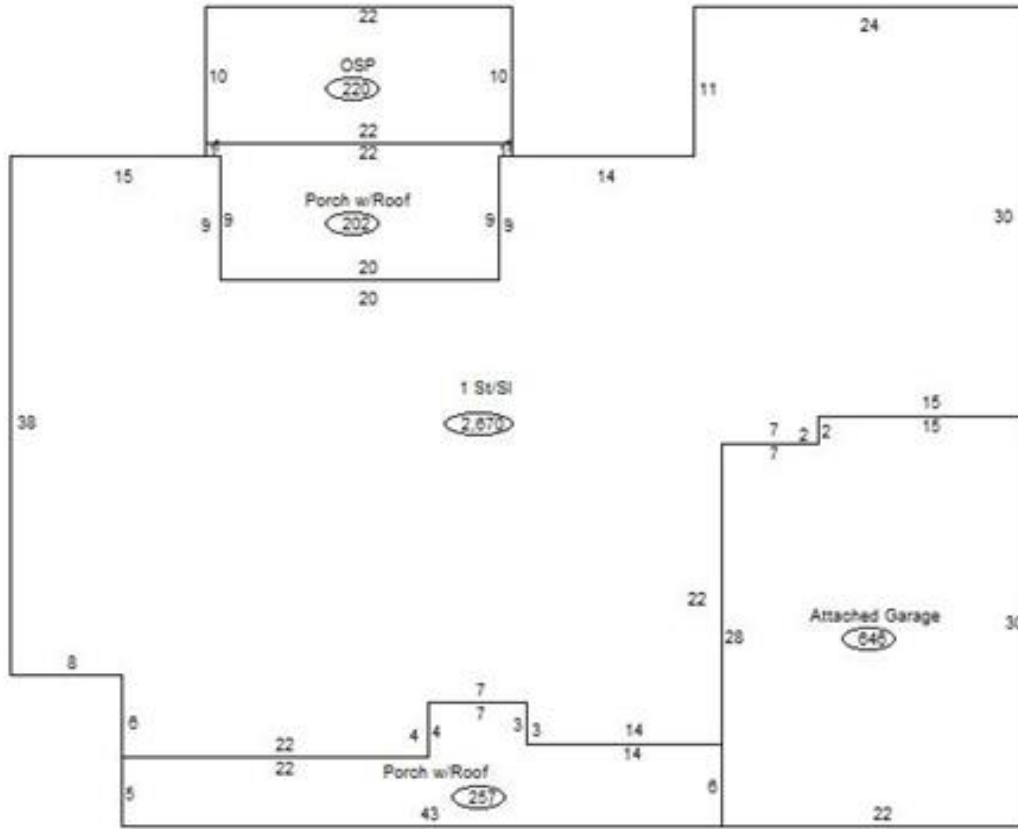
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Sketch Image

660101267



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,670	1.000	2,670
2	G	1		13	Attached Garage	646	1.000	646
3	M	PRCH		13	SLBC	202	1.000	202
4	M	PRCH		13	SLBC	257	1.000	257
5	M	PATO		13	Open Slab	220	1.000	220
Total Building Area						2,670		2,670