



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:39:04
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Assessment Data					Primary Image																																																																				
Account 660101269 Parcel ID 000000000-1010196-001-0006 Cadastral ID 27-21-14-05050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 346896 LONG, ROBERT & CAROLYN 8402 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08402 N 154TH E AVE Subdivision HOMESTEAD Lot/Block 0006 / 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 Lot/Long: 36.27621362 -95.80165625 LOT 6 BLOCK 1 HOMESTEAD																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8881		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	38,685.00 x 2.70 = 104,450		
Factor Value			
Adjustments	0.6707		
Lot Value	70,055		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6 - Excellent
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Veneer, Stone
Base/Total Area	4,060 / 5,065
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,060
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	1,230 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	987,619 194.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	895,300 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	862,138
Lot Value	70,055
Indicated Value	932,193 184.05 Per SqFt
Agland Value	
Site Improvements	49,441
Total Value	981,634 193.81 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	116.33	Total Misc Impr	+ 56,435
Roofing Adj	+ 5.81	Garage Cost	+ 99,310
Subfloor Adj	+ -6.70	Total RCN	= 888,802
Heat/Cool Adj	+ 21.74	Depreciation (3%)	- 26,664
Plumbing Adj	+ 7.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 862,138
Adj Base Cost	= 144.73	Lot Value	+ 70,055
Total Area	x 5,065	Indicated Value	= 932,193
Adjusted Cost	= 733,057	Value Per SqFt	184.05

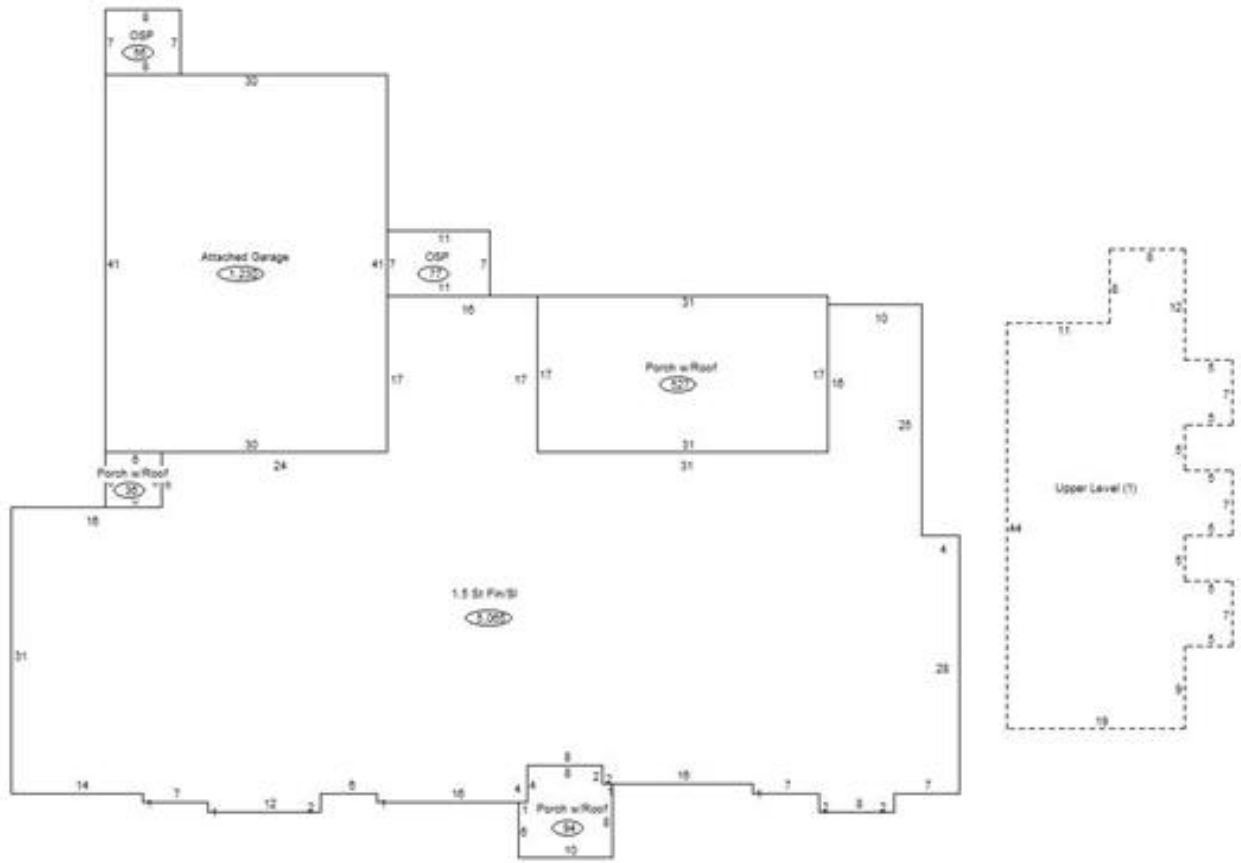
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148356	6x6		36	46.99		1,692
PRCH	SLAB PORCH - COVERED	148357	94		94	46.61		4,381
PRCH	SLAB PORCH - COVERED	148359	31x17		527	44.16		23,272
PATO	SLAB PORCH - OPEN	148360	8x7		56	18.02		1,009
PATO	SLAB PORCH - OPEN	148361	11x7		77	18.02		1,388
FPR1	FIREPLACE - RESIDENTIAL 1 STORY				2	9,658.49		19,317
GENR	Generator - Residential Standby			2025	1	5,376.00		5,376



Sketch Image

660101269



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/SI	4,060	1.248	5,065
2	U	^UL		13	Upper Level (1)	1,005	1.000	1,005
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	94	1.000	94
5	G	1		13	Attached Garage	1,230	1.000	1,230
6	M	PRCH		13	SLBC	527	1.000	527
7	M	PATO		13	Open Slab	56	1.000	56
8	M	PATO		13	Open Slab	77	1.000	77
Total Building Area						4,060		5,065



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	28x36x6	Concrete		1,008
	Qual	4	Cond 4	Year	2025	Eff Age 1
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (51.63 x 1,008)	52,043	52,043	2,602	49,441