



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:39:20  
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Assessment Data					Primary Image				
<b>Account</b>	660101278								
<b>Parcel ID</b>	000000000-1010196-003-0007								
<b>Cadastral ID</b>	27-21-14-05140								
<b>Property Type</b>	REAL - Real Property								
<b>Property Class</b>	RRP	VI Area 4							
<b>Tax Area</b>	3 - OWASSO RURAL/NO FIRE								
<b>Name ID</b>	341357								
WARD, MICHAEL ZACHARY & ADRIANNA LEA REVOCABLE TRUST 8502 N 153RD E AVE OWASSO OK 74055-0000									
<b>Parcel Location</b>									
<b>Situs</b>	08502 N 153RD E AVE								
<b>Subdivision</b>	HOMESTEAD								
<b>Lot/Block</b>	0007 / 0003	<b>Parcel Size</b> 1 - Lots							
<b>Sec/Twn/Rng</b>	27 / 21 / 14 / 5								
<b>Neighborhood</b>	1011 - R-V04 SW OWASSO								
<b>School District</b>	S021 - OWASSO SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.27733085 -95.80342473									
<b>Building Permits</b>									
LOT 7 BLOCK 3 HOMESTEAD									
<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>					
R23 132	R24 NEW SFR 2650 SQ FT	05/2023	11/2023	310,000					
<b>Exemptions</b>									
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>					
H	Homestead	Yes	1,000	1,000					
<b>Sale History</b>									
<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>					
/	SELECT HOME BUILDERS LLC	04/20/2023	98,000	YES					
/	1ST CHOICE QUALITY BUILDERS LLC	09/06/2022	0	WB					
/	MANN, BRADLEY ALAN &	06/08/2020	75,000	15					
/	SOC'S DEVELOPMENT LLC	12/17/2018	67,500	YES					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>	
Remove Cap	2024	Land Value	98,658	98,658	11%	10,852	<b>Assessed</b>	58,839 5,763.87	
Year Frozen		Improvements	436,245	436,245		47,987	<b>Penalty</b>	0	
Uncapped Value	0	Mobile Home	0	0		0	<b>Exemption</b>	1,000 -98.00	
TIF Project ID	0	<b>Total Value</b>	534,903	534,903		58,839	<b>Total Taxable</b>	57,839 5,666.00	
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>	<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>		
2025	2025-660101278	WARD, MICHAEL ZACHARY &	3	566,400	1000	61,304	6,005.00		
2024	2024-660101278	WARD, MICHAEL Z &	3	567,229	1000	61,395	5,898.00		
2023	2023-660101278	WARD, MICHAEL Z &	3	80,000	0	8,662	812.00		
2022	2022-660101278	SELECT HOME BUILDERS LLC	3	74,999	0	8,250	808.00		
2021	2021-660101278	1ST CHOICE QUALITY BUILDERS LLC	3	74,999	0	8,250	798.00		
2020	2020-660101278	1ST CHOICE QUALITY BUILDERS LLC	3	67,500	0	7,425	717.00		
2019	2019-660101278	MANN, BRADLEY ALAN &	3	67,500	0	7,425	718.00		



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5592		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	24,360.00 x 2.70 = 65,772		
Factor Value			
Adjustments	1.5000		
Lot Value	98,658		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,622 / 2,622
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,622
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	987 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	436,245		
Lot Value	98,658		
Indicated Value	534,903	204.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	534,903	204.01	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	112.84	Total Misc Impr	+	27,142
Roofing Adj	+ 5.78	Garage Cost	+	56,170
Subfloor Adj	+ -4.55	Total RCN	=	445,148
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	-	8,903
Plumbing Adj	+ 7.62	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	436,245
Adj Base Cost	= 138.00	Lot Value	+	98,658
Total Area	x 2,622	Indicated Value	=	534,903
Adjusted Cost	= 361,836	Value Per SqFt		204.01

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158911	129		129	32.70		4,218
PRCH	Slab Porch - Covered	158912	21x15		315	31.89		10,045
PATO	Slab Porch - Open	158913	10x10		100	14.39		1,439
FPR1	Fireplace - Residential 1 Story			1 2023	1	7,243.87		7,244
ODFP	Outdoor Fireplace/Firepit			1 2023	1	4,196.11		4,196



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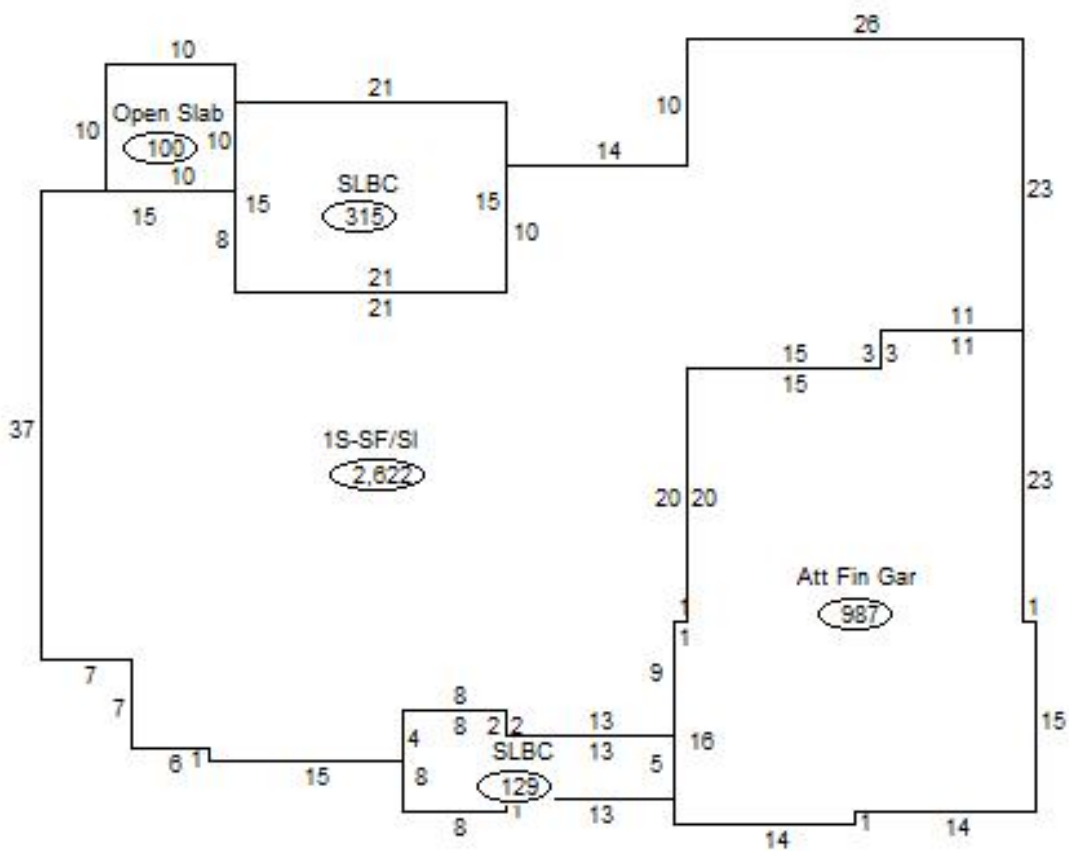
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Sketch Image

660101278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,622	1.000	2,622
2	G	5		20	Att Fin Gar	987	1.000	987
3	M	PRCH		20	SLBC	129	1.000	129
4	M	PRCH		20	SLBC	315	1.000	315
5	M	PATO		20	Open Slab	100	1.000	100
<b>Total Building Area</b>						2,622		2,622