



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:39:39
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Assessment Data					Primary Image																																																																				
Account 660101288 Parcel ID 000000000-1010196-005-0006 Cadastral ID 27-21-14-05240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330283 COATES, CHASE AUSTIN & SARAH BETH 8324 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08324 N 149TH E AVE Subdivision HOMESTEAD Lot/Block 0006 / 0005 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: 36.27516343 -95.80912521 LOT 6 BLOCK 5 HOMESTEAD																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6323		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	27,542.00 x 2.70 = 74,363		
Factor Value			
Adjustments	1.0000		
Lot Value	74,363		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,745 / 3,373
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,745
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	637 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	429,148	127.23 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	593,220	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	420,406		
Lot Value	74,363		
Indicated Value	494,769	146.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	494,769	146.69	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.51	Total Misc Impr	+ 16,712
Roofing Adj	+ 4.13	Garage Cost	+ 24,130
Subfloor Adj	+ -2.65	Total RCN	= 442,533
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 22,127
Plumbing Adj	+ 6.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 420,406
Adj Base Cost	= 119.09	Lot Value	+ 74,363
Total Area	x 3,373	Indicated Value	= 494,769
Adjusted Cost	= 401,691	Value Per SqFt	146.69

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147840	184		184	28.86		5,310
PRCH	SLAB PORCH - COVERED	147841	97		97	29.22		2,834
PATO	SLAB PORCH - OPEN	147842	22x8		176	12.15		2,138
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



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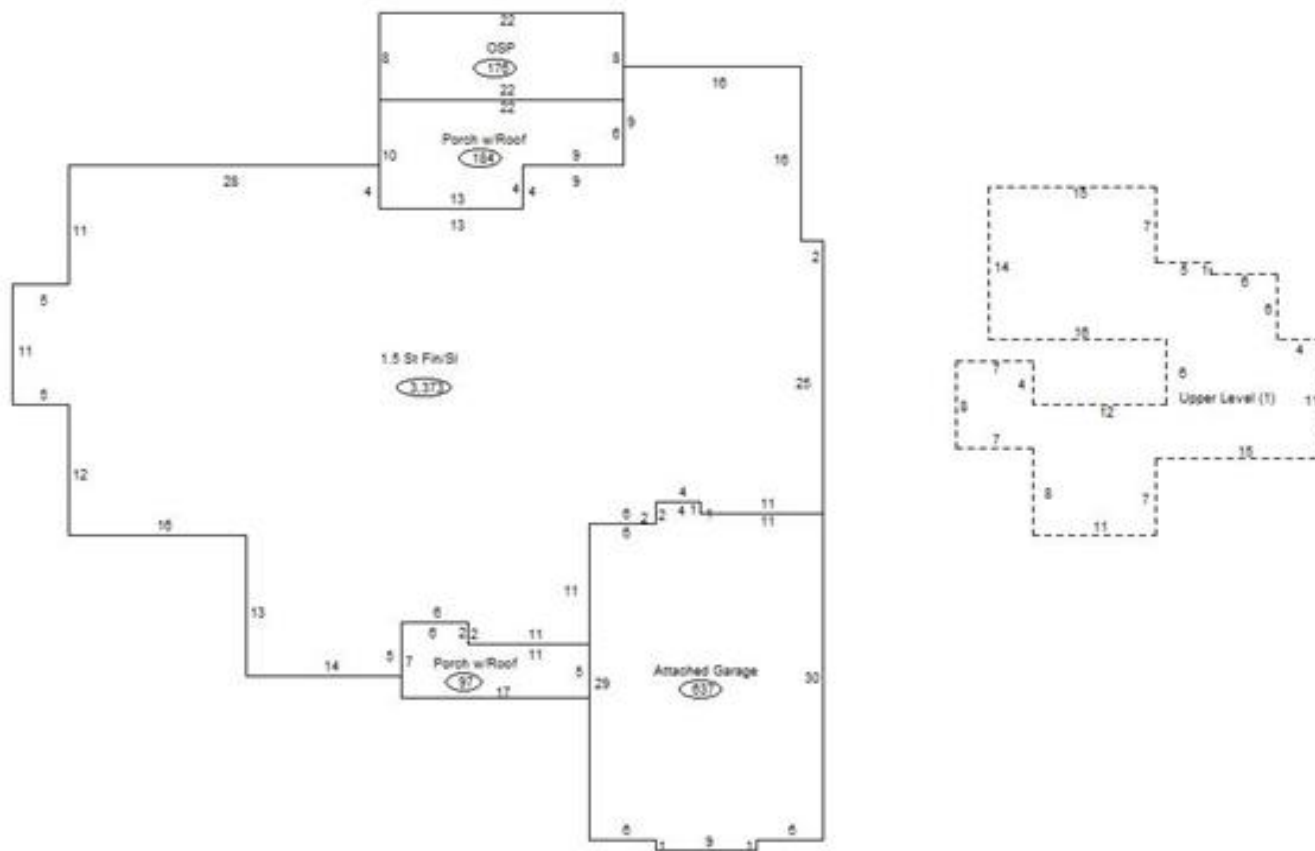
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Sketch Image

660101288



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/Sl	2,745	1.229	3,373
2	G	1		13	Attached Garage	637	1.000	637
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PRCH		13	SLBC	97	1.000	97
5	M	PATO		13	Open Slab	176	1.000	176
6	U	^UL		13	Upper Level (1)	628	1.000	628
Total Building Area						2,745		3,373