



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:39:41
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Assessment Data					Primary Image																																																																				
Account 660101289 Parcel ID 000000000-1010196-005-0007 Cadastral ID 27-21-14-05250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 337516 ANTONELLI, STEVEN & ANJILYNN 8318 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08318 N 149TH E AVE Subdivision HOMESTEAD Lot/Block 0007 / 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 Lat/Long: 36.27479899 -95.80925701																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.643		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	28,008.00 x 2.70 = 75,622		
Factor Value			
Adjustments	1.2910		
Lot Value	97,628		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,644 / 3,515
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,644
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,204 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	640,067	182.10 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	725,000	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach	
Improvements	540,356	
Lot Value	97,628	
Indicated Value	637,984	181.50 Per SqFt
Agland Value		
Site Improvements	21,200	
Total Value	659,184	187.53 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.41	Total Misc Impr	+ 20,141
Roofing Adj	+ 4.91	Garage Cost	+ 61,898
Subfloor Adj	+ -3.41	Total RCN	= 568,796
Heat/Cool Adj	+ 18.45	Depreciation (5%)	- 28,440
Plumbing Adj	+ 8.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 540,356
Adj Base Cost	= 138.48	Lot Value	+ 97,628
Total Area	x 3,515	Indicated Value	= 637,984
Adjusted Cost	= 486,757	Value Per SqFt	181.50

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143918	22x11		242	36.14		8,746
PATO	SLAB PORCH - OPEN	143919	8x4		32	16.05		514
PRCH	SLAB PORCH - COVERED	143920	8x6		48	37.17		1,784
PATO	SLAB PORCH - OPEN	143921	8x7		56	16.05		899
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	8,198.48		8,198
SHLT	STORM SHELTER		1	2019	1	0.00		



Rogers

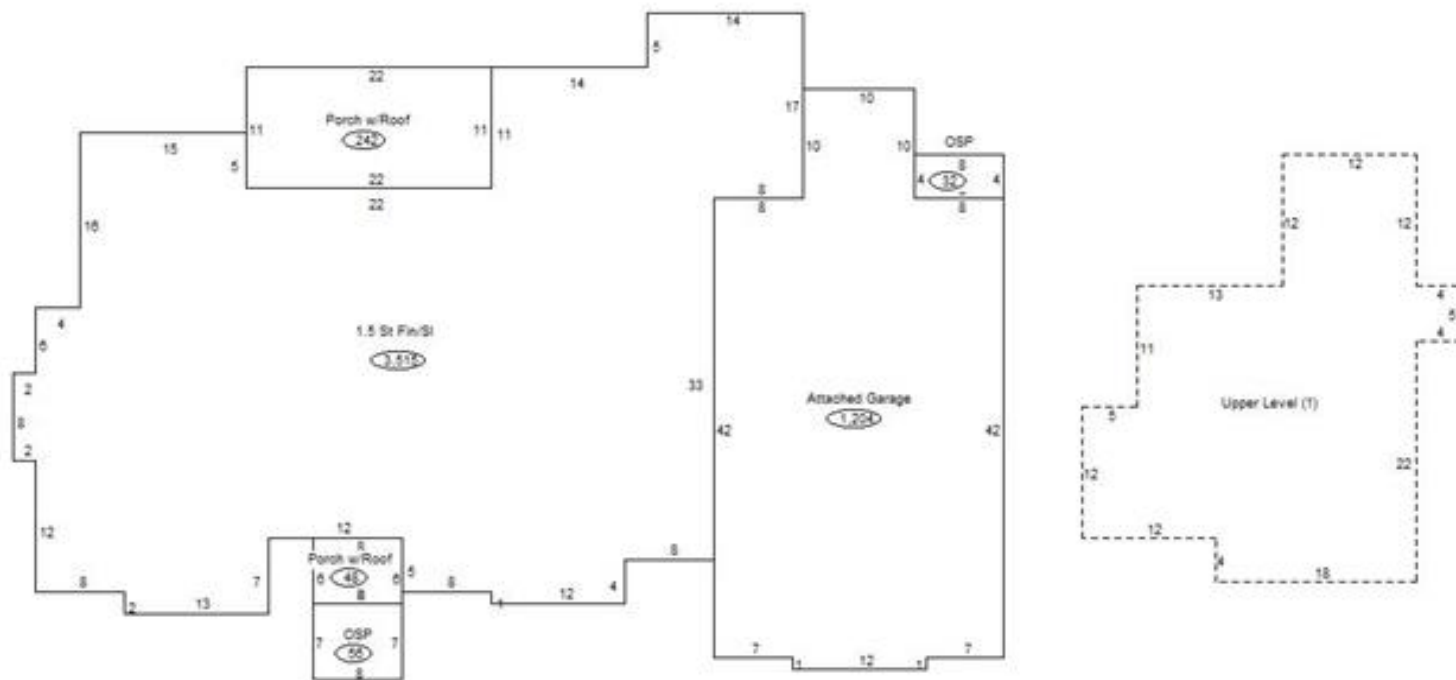
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Sketch Image

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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	2,644	1.329	3,515
2	U	^UL		13	Upper Level (1)	871	1.000	871
3	G	1		13	Attached Garage	1,204	1.000	1,204
4	M	PRCH		13	SLBC	242	1.000	242
5	M	PATO		13	Open Slab	32	1.000	32
6	M	PRCH		13	SLBC	48	1.000	48
7	M	PATO		13	Open Slab	56	1.000	56
Total Building Area						2,644		3,515



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	3	Cond 3	Year 2022	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)	2,950		2,950	2,950
	SV	SWIM-FIBERGLASS	0x0x0			1
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	18,250