



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:39:50
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Assessment Data					Primary Image														
Account 660101294 Parcel ID 000000000-1010196-007-0001 Cadastral ID 27-21-14-05300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 329414 RUDEEN, DANE & JENNIFER 8204 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08204 N 149TH E AVE Subdivision HOMESTEAD Lot/Block 0001 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">07/26/2022 09:57</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022</p>														
Legal Description Lat/Long: 36.27269423 -95.81058690																			
LOT 1 BLOCK 7 HOMESTEAD					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R18 000393</td> <td>R20- NEW 2740 SQ FT SFR</td> <td>01/2019</td> <td>09/2019</td> <td>233,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000393	R20- NEW 2740 SQ FT SFR	01/2019	09/2019	233,000
Number	Description	Opened	Closed	Amount															
R18 000393	R20- NEW 2740 SQ FT SFR	01/2019	09/2019	233,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	OLD SCHOOL CONSTRUCTION LLC	11/15/2019	380,000	YES										
					/	SOC'S DEVELOPMENT LLC	12/26/2018	72,500	15										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2020		Land Value 82,029	81,361	11%	8,950	Assessed	47,045	4,608.53										
Year Frozen			Improvements 397,294	346,317		38,095	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 479,323	427,678		47,045	Total Taxable	46,045	4,511.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101294	RUDEEN, DANE & JENNIFER			3	460,062	1000	44,674	4,376.00										
2024	2024-660101294	RUDEEN, DANE & JENNIFER			3	594,444	1000	43,344	4,164.00										
2023	2023-660101294	RUDEEN, DANE & JENNIFER			3	410,997	1000	42,053	3,941.00										
2022	2022-660101294	RUDEEN, DANE & JENNIFER			3	395,236	1000	40,799	3,997.00										
2021	2021-660101294	RUDEEN, DANE & JENNIFER			3	368,922	1000	39,581	3,829.00										
2020	2020-660101294	RUDEEN, DANE & JENNIFER			3	383,178	1000	41,150	3,975.00										
2019	2019-660101294	OLD SCHOOL CONSTRUCTION LLC			3	72,502	0	7,975	771.00										



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6974		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	30,381.00 x 2.70 = 82,029		
Factor Value			
Adjustments	1.0000		
Lot Value	82,029		



\\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% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,789 / 2,789
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,789
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	771 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	388,439	139.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	536,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.95	Total Misc Impr	+	23,375			
Roofing Adj	+ 5.07	Garage Cost	+	28,689			
Subfloor Adj	+ -3.23	Total RCN	=	418,204			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	20,910			
Plumbing Adj	+ 8.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	397,294			
Adj Base Cost	= 131.28	Lot Value	+	82,029			
Total Area	x 2,789	Indicated Value	=	479,323			
Adjusted Cost	= 366,140	Value Per SqFt		171.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	397,294		
Lot Value	82,029		
Indicated Value	479,323	171.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	479,323	171.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142887	552		552	27.72		15,301
PRCH	SLAB PORCH - COVERED	142888	8x7		56	29.35		1,644
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



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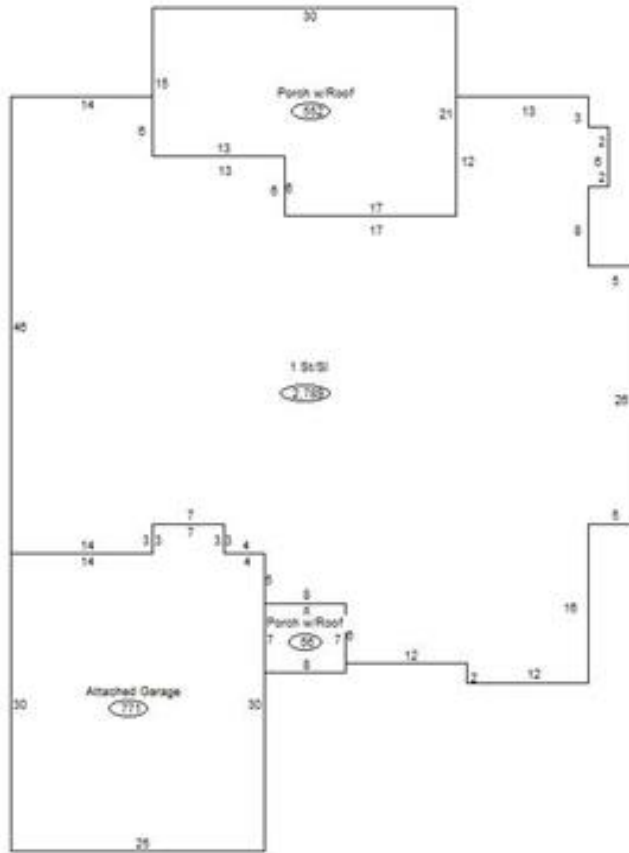
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Sketch Image

660101294



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,789	1.000	2,789
2	G	1		13	Attached Garage	771	1.000	771
3	M	PRCH		13	SLBC	552	1.000	552
4	M	PRCH		13	SLBC	56	1.000	56
Total Building Area						2,789		2,789