



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660101305								
Parcel ID	000000000-1010196-008-0011								
Cadastral ID	27-21-14-05410								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	334464								
SNOW, AUDREY & LARRY									
8201 N 149TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	08201 N 149TH E AVE								
Subdivision	HOMESTEAD								
Lot/Block	0011 / 0008	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: 36.27251210 -95.80978512									
Building Permits									
LOT 11 BLOCK 8 HOMESTEAD									
Number	Description	Opened	Closed	Amount					
R20	R22- NEW SFR PER MRTGE	08/2020	07/2021	252,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DENHAM HOMES LLC	05/10/2021	379,000	YES					
/	SOC'S DEVELOPMENT LLC	07/22/2020	72,500	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2022	Land Value	75,303	74,689	11%	8,216	Assessed	46,441 4,549.36	
Year Frozen		Improvements	426,044	347,495		38,225	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	501,347	422,184		46,441	Total Taxable	45,441 4,451.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101305	SNOW, AUDREY & LARRY	3	487,706	1000	44,089	4,319.00		
2024	2024-660101305	SNOW, AUDREY & LARRY	3	614,475	0	43,774	4,205.00		
2023	2023-660101305	SNOW, AUDREY & LARRY	3	379,000	0	41,690	3,907.00		
2022	2022-660101305	SNOW, AUDREY & LARRY	3	379,000	0	41,690	4,084.00		
2021	2021-660101305	SNOW, AUDREY & LARRY	3	72,502	0	7,975	772.00		
2020	2020-660101305	DENHAM HOMES LLC	3	863	0	95	9.00		
2019	2019-660101305	SOC'S DEVELOPMENT LLC	3	863	0	95	9.00		



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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.6403	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	27,890.00 x 2.70 = 75,303	
Factor Value		
Adjustments	1.0000	
Lot Value	75,303	

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	2,470 / 2,902
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,470
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	886 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	439,198	151.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	593,880		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	400,544		
Lot Value	75,303		
Indicated Value	475,847	163.97	Per SqFt
Agland Value			
Site Improvements	25,500		
Total Value	501,347	172.76	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.67	Total Misc Impr	+	20,850			
Roofing Adj	+ 4.40	Garage Cost	+	41,323			
Subfloor Adj	+ -2.88	Total RCN	=	417,233			
Heat/Cool Adj	+ 14.47	Depreciation (4%)	-	16,689			
Plumbing Adj	+ 7.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	400,544			
Adj Base Cost	= 122.35	Lot Value	+	75,303			
Total Area	x 2,902	Indicated Value	=	475,847			
Adjusted Cost	= 355,060	Value Per SqFt		163.97			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150920	332		332	28.37		9,419
PRCH	Slab Porch - Covered	150921	173		173	28.91		5,001
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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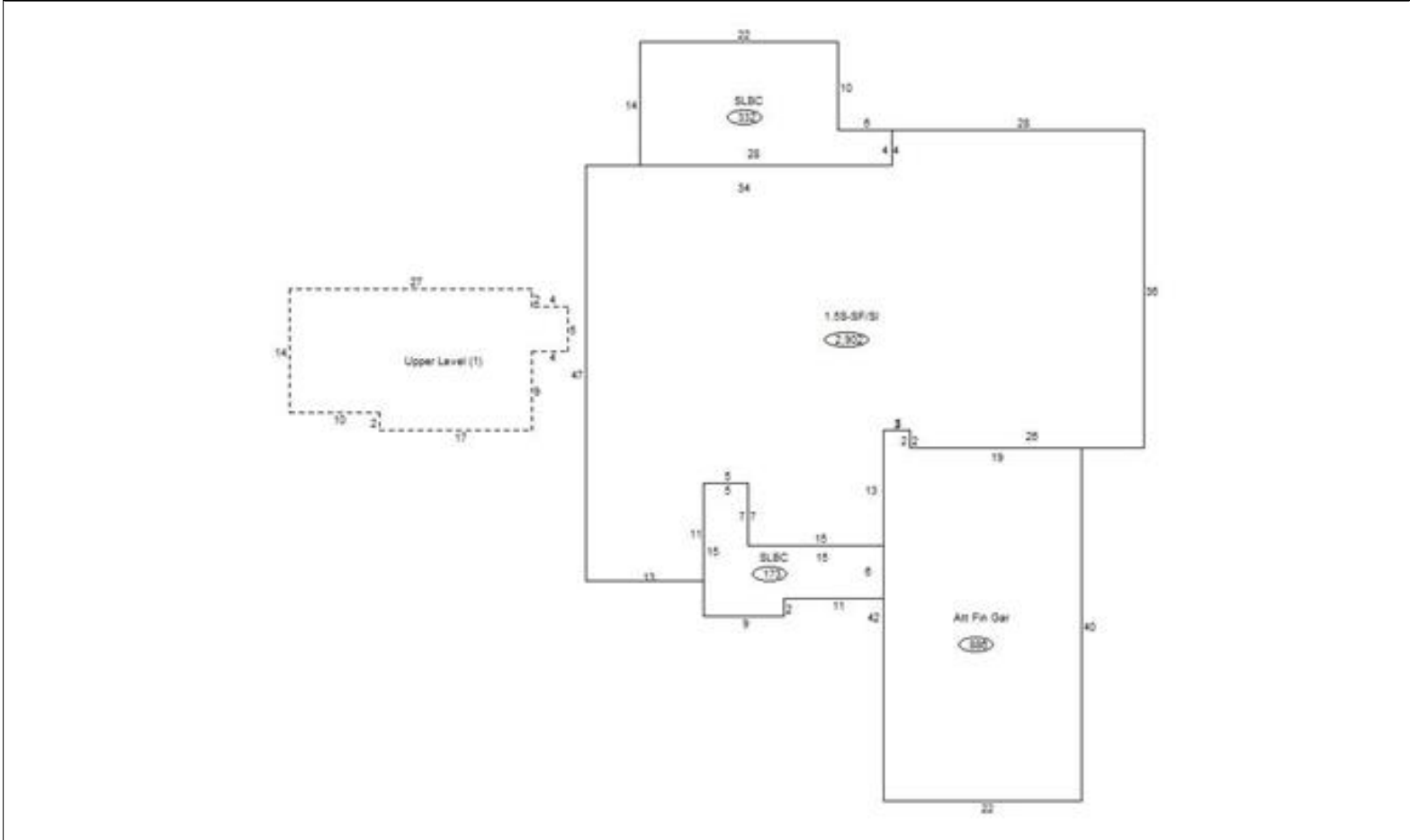
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Sketch Image

660101305



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,470	1.175	2,902
2	M	PRCH		13	SLBC	332	1.000	332
3	M	PRCH		13	SLBC	173	1.000	173
4	G	5		13	Att Fin Gar	886	1.000	886
5	U	^UL		13	Upper Level (1)	432	1.000	432
Total Building Area						2,470		2,902



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2022	Eff Age 3	
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	4,500	25,500