



# 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	660101311									
Parcel ID	000000000-1010196-010-0003									
Cadastral ID	27-21-14-05470									
Property Type	REAL - Real Property									
Property Class	RRP	VI Area 4								
Tax Area	3 - OWASSO RURAL/NO FIRE									
Name ID	347950									
MESTER, BRADLEY J & MELANIE D										
8209 N 150TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	08209 N 150TH E AVE									
Subdivision	HOMESTEAD									
Lot/Block	0003 / 0010	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: 36.27278273 -95.80688099				Building Permits						
LOT 3 BLOCK 10 HOMESTEAD				Number	Description	Opened	Closed	Amount		
				R20 000201	R22- NEW 3275 SQ FT SFR	06/2020	03/2021	349,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	No			/	MANN, BRADLEY & PAMELA	08/22/2025	629,500	YES	
					/	1ST CHOICE QUALITY BUILDERS LLC	05/26/2020	79,500	YES	
					/	SOC'S DEVELOPMENT LLC	01/10/2020	76,500	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2026		Land Value	188,997	188,997	11%	20,790	Assessed	70,037	6,860.82
Year Frozen			Improvements	447,701	447,701		49,247	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	636,698	636,698		70,037	Total Taxable	70,037	6,861.00
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660101311	MESTER, BRADLEY J &			3	466,435	1000	50,308	4,928.00	
2024	2024-660101311	MANN, BRADLEY & PAMELA			3	608,588	1000	55,716	5,353.00	
2023	2023-660101311	MANN, BRADLEY & PAMELA			3	515,587	1000	54,064	5,066.00	
2022	2022-660101311	MANN, BRADLEY ALAN &			3	486,000	1000	52,460	5,140.00	
2021	2021-660101311	MANN, BRADLEY ALAN &			3	79,502	0	8,745	846.00	
2020	2020-660101311	MANN, BRADLEY ALAN &			3	863	0	95	9.00	
2019	2019-660101311	SOC'S DEVELOPMENT LLC			3	863	0	95	9.00	



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7244		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	31,555.00 x 2.70 = 85,199		
Factor Value			
Adjustments	2.2183		
Lot Value	188,997		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,557 / 3,209
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,557
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	722 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	504,152 157.11 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	582,890 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	447,701
Lot Value	188,997
Indicated Value	636,698 198.41 Per SqFt
Agland Value	
Site Improvements	
Total Value	636,698 198.41 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	98.87	Total Misc Impr	+	21,903
Roofing Adj	+ 4.57	Garage Cost	+	34,952
Subfloor Adj	+ -3.30	Total RCN	=	466,355
Heat/Cool Adj	+ 17.38	Depreciation ( 4%)	-	18,654
Plumbing Adj	+ 10.09	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	447,701
Adj Base Cost	= 127.61	Lot Value	+	188,997
Total Area	x 3,209	Indicated Value	=	636,698
Adjusted Cost	= 409,500	Value Per SqFt		198.41

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149819	21x10		210	35.62		7,480
PATO	SLAB PORCH - OPEN	149820	21x8		168	14.39		2,418
PRCH	SLAB PORCH - COVERED	149821	10x7		70	36.42		2,549
PATO	SLAB PORCH - OPEN	149822	10x9		90	15.22		1,370
PATO	SLAB PORCH - OPEN	149823	6x4		24	15.22		365
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,721.18		7,721



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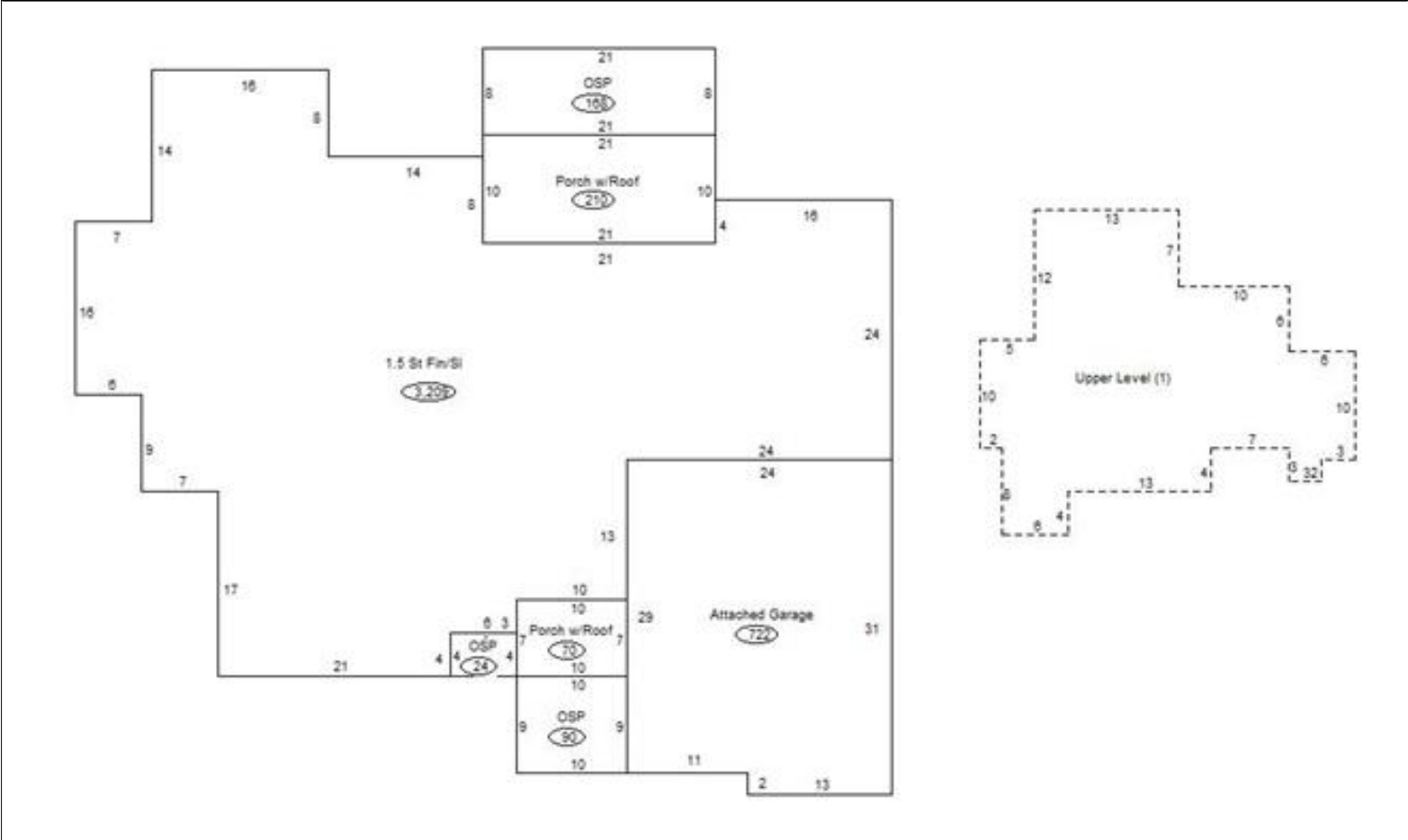
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### Sketch Image

660101311



### 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/SI	2,557	1.255	3,209
2	U	^UL		13	Upper Level (1)	652	1.000	652
3	G	1		13	Attached Garage	722	1.000	722
4	M	PRCH		13	SLBC	210	1.000	210
5	M	PATO		13	Open Slab	168	1.000	168
6	M	PRCH		13	SLBC	70	1.000	70
7	M	PATO		13	Open Slab	90	1.000	90
8	M	PATO		13	Open Slab	24	1.000	24
<b>Total Building Area</b>						<b>2,557</b>		<b>3,209</b>