



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																				
<b>Account</b> 660101325 <b>Parcel ID</b> 000000000-1010196-011-0012 <b>Cadastral ID</b> 27-21-14-05610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 329745 ARMSTRONG, ERIN A & SHEILA  8319 N 149TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08319 N 149TH E AVE <b>Subdivision</b> HOMESTEAD <b>Lot/Block</b> 0012 / 0011 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1011 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																									
<b>Legal Description</b> Lot/Long: 36.27449721 -95.80845632																																																																									
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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	0.5016	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	21,849.00 x 2.70 = 58,992	
Factor Value		
Adjustments	1.0000	
Lot Value	58,992	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	82% 1 1/2 Story Finished 18% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,402 / 4,111
Style	82% 1 1/2 Story Finished - 18% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,402
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	865 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

Cost Approach		Manual : 01/2025	
Base Cost	105.44	Total Misc Impr	+ 58,751
Roofing Adj	+ 4.91	Garage Cost	+ 41,875
Subfloor Adj	+ -3.53	Total RCN	= 641,757
Heat/Cool Adj	+ 17.38	Depreciation ( 5%)	- 32,088
Plumbing Adj	+ 7.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 609,669
Adj Base Cost	= 131.63	Lot Value	+ 58,992
Total Area	x 4,111	Indicated Value	= 668,661
Adjusted Cost	= 541,131	Value Per SqFt	162.65



\\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	
Adusted R	0.8445		
Indicated Value	631,007	153.49	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	699,330 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	609,669		
Lot Value	58,992		
Indicated Value	668,661	162.65	Per SqFt
Agland Value			
Site Improvements	19,750		
Total Value	688,411	167.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	7,721.18		7,721
ODFP	Outdoor Fireplace/Firepit	0		1	2021	4,987.18		4,987
PRCH	Slab Porch - Covered	141183	18x15		270	35.33		9,539
PRCH	Slab Porch - Covered	141184	93		93	36.33		3,379
PATO	Slab Porch - Open	141185	17x7		119	14.98		1,783
GRAT	Garage - Attached	154455	636		636	49.28		31,342



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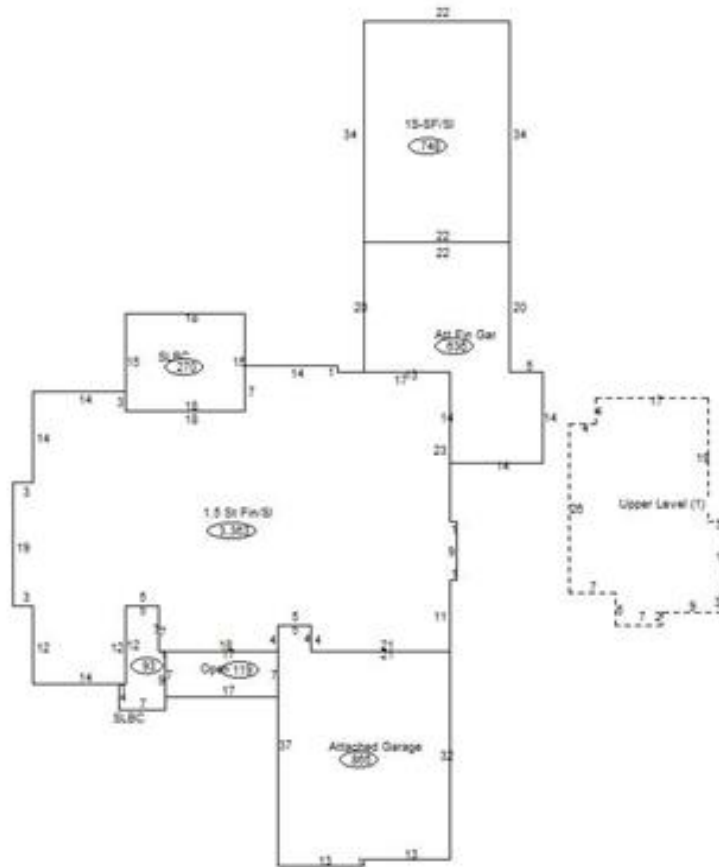
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,654	1.267	3,363
2	U	^UL		20	Upper Level (1)	709	1.000	709
3	M	PRCH		20	SLBC	270	1.000	270
4	M	PRCH		20	SLBC	93	1.000	93
5	M	PATO		20	Open Slab	119	1.000	119
6	G	1		20	Attached Garage	865	1.000	865
7	G	5		20	Att Fin Gar	636	1.000	636
8	R	1	Slab	20	1S-SF/SI	748	1.000	748
<b>Total Building Area</b>						<b>3,402</b>		<b>4,111</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age 4	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25,000.00 x 1)		25,000		25,000	5,250	19,750