



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:40:55
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Assessment Data					Primary Image																																																																				
Account 660101329 Parcel ID 000000000-1010196-012-0004 Cadastral ID 27-21-14-05650 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 344777 JOPLIN, TOBY L & K COLLEEN REVOCABLE TRUST 8305 N 152ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08305 N 152ND E AVE Subdivision HOMESTEAD Lot/Block 0004 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1011 - R-V04 SW OWASSO School District S021 - OWASSO SCHOOLS																																																																									
Legal Description Lot/Long: 36.27439018 -95.80442796																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6898		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	30,049.00 x 2.70 = 81,132		
Factor Value			
Adjustments	1.0000		
Lot Value	81,132		



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\\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% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,441 / 2,861
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,441
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	929 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
Adusted R	0.8445	
Indicated Value	408,743	142.87 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	556,310	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	386,576		
Lot Value	81,132		
Indicated Value	467,708	163.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	467,708	163.48	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.35	Total Misc Impr	+	19,965
Roofing Adj	+ 4.42	Garage Cost	+	34,568
Subfloor Adj	+ -2.89	Total RCN	=	406,922
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	20,346
Plumbing Adj	+ 7.82	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	386,576
Adj Base Cost	= 123.17	Lot Value	+	81,132
Total Area	x 2,861	Indicated Value	=	467,708
Adjusted Cost	= 352,389	Value Per SqFt		163.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143884	377		377	28.23		10,643
PRCH	SLAB PORCH - COVERED	143885	99		99	29.21		2,892
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



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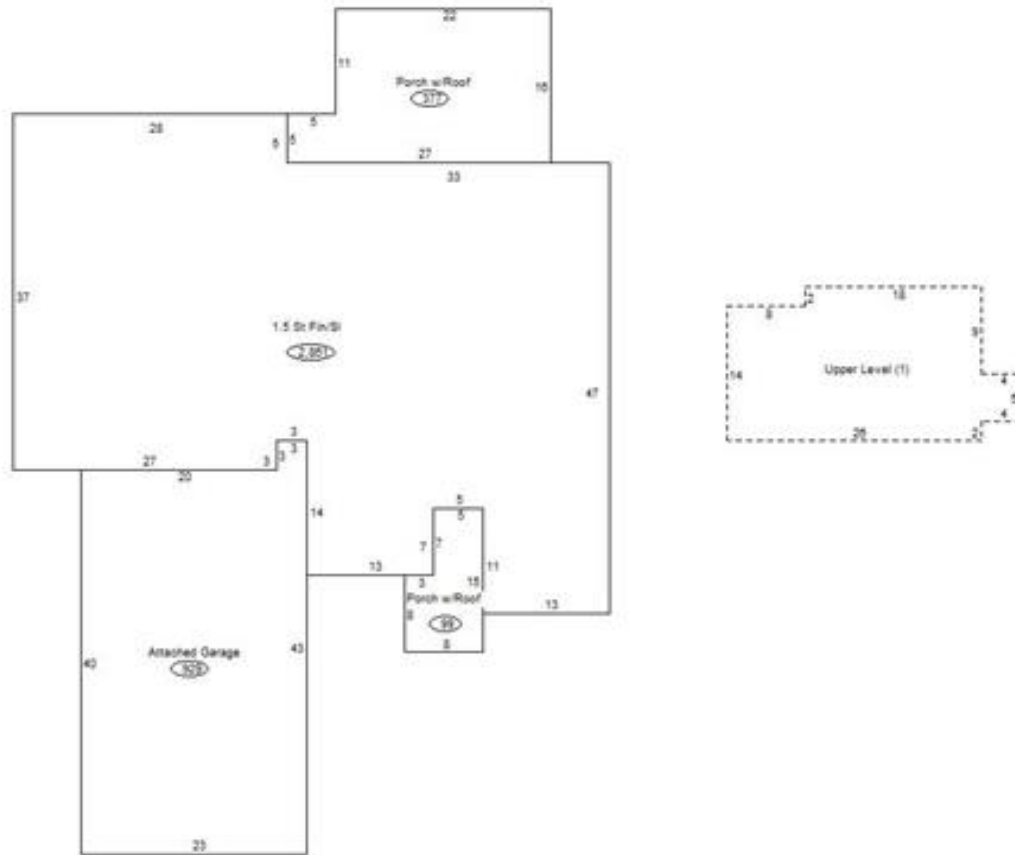
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Sketch Image

660101329



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	2,441	1.172	2,861
2	U	^UL		13	Upper Level (1)	420	1.000	420
3	G	1		13	Attached Garage	929	1.000	929
4	M	PRCH		13	SLBC	377	1.000	377
5	M	PRCH		13	SLBC	99	1.000	99
Total Building Area						2,441		2,861