



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:41:09
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Assessment Data					Primary Image																																																																				
Account 660101338 Parcel ID 000000000-1010196-013-0001 Cadastral ID 27-21-14-05740 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327724 ELLIS, MICHAEL & JENNIFER 8239 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08239 N 154TH E AVE Subdivision HOMESTEAD Lot/Block 0001 / 0013 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: 36.27404831 -95.80139919																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6746		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	29,387.00 x 2.70 = 79,345		
Factor Value			
Adjustments	1.0000		
Lot Value	79,345		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,285 / 3,401
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,285
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	776 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	506,875	149.04 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	6	
Indicated Value	616,620	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	455,117		
Lot Value	79,345		
Indicated Value	534,462	157.15	Per SqFt
Agland Value			
Site Improvements	23,700		
Total Value	558,162	164.12	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.30	Total Misc Impr	+ 19,142
Roofing Adj	+ 3.96	Garage Cost	+ 35,246
Subfloor Adj	+ -3.10	Total RCN	= 479,071
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 23,954
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 455,117
Adj Base Cost	= 124.87	Lot Value	+ 79,345
Total Area	x 3,401	Indicated Value	= 534,462
Adjusted Cost	= 424,683	Value Per SqFt	157.15

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141199	18x12		216	32.20		6,955
PRCH	SLAB PORCH - COVERED	141200	78		78	32.95		2,570
PRCH	SLAB PORCH - COVERED	141201	12x6		72	32.96		2,373
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244

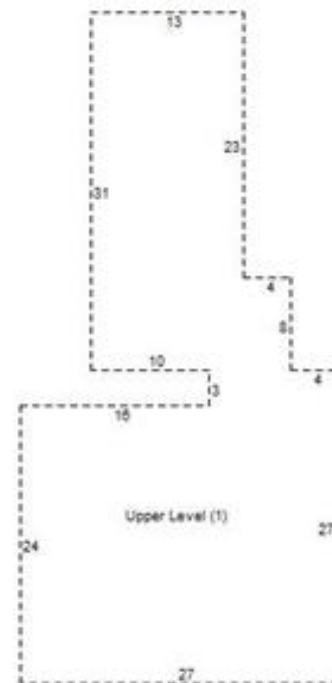
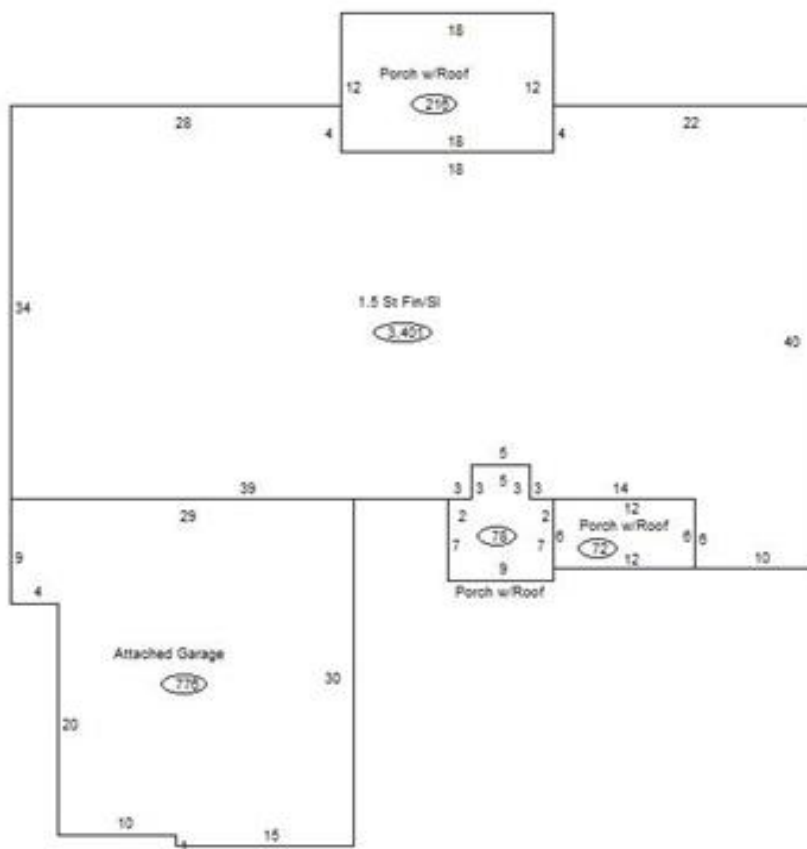


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,285	1.488	3,401
2	G	1		13	Attached Garage	776	1.000	776
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	78	1.000	78
5	M	PRCH		13	SLBC	72	1.000	72
6	U	^UL		13	Upper Level (1)	1,116	1.000	1,116
Total Building Area						2,285		3,401



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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 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)		RCNLD
Base Cost (30,000.00 x 1)		30,000	30,000	6,300		23,700