



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:41:17  
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Assessment Data					Primary Image				
Account	660101342								
Parcel ID	000000000-1010196-013-0005								
Cadastral ID	27-21-14-05780								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	328237								
TOEWS, TYSON & LISA									
8215 N 154TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	08215 N 154TH E AVE								
Subdivision	HOMESTEAD								
Lot/Block	0005 / 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 Lat/Long: 36.27260109 -95.80144119									
Building Permits									
LOT 5 BLOCK 13 HOMESTEAD									
Number	Description	Opened	Closed	Amount					
R18 000190	R20- NEW 2600 SQ FT SFR	07/2018	03/2019	200,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DENHAM HOMES LLC	07/19/2019	370,000	YES					
2723/876	SOC'S DEVELOPMENT LLC	07/11/2018	67,500	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2020	Land Value	97,886	90,181	11%	9,920	Assessed	45,939 4,500.18	
Year Frozen		Improvements	391,272	327,447		36,019	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	489,158	417,628		45,939	Total Taxable	44,939 4,402.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101342	TOEWS, TYSON & LISA	3	469,981	1000	43,601	4,271.00		
2024	2024-660101342	TOEWS, TYSON & LISA	3	628,636	1000	42,302	4,064.00		
2023	2023-660101342	TOEWS, TYSON & LISA	3	440,323	1000	41,041	3,846.00		
2022	2022-660101342	TOEWS, TYSON & LISA	3	401,213	1000	39,817	3,901.00		
2021	2021-660101342	TOEWS, TYSON & LISA	3	360,253	1000	38,628	3,737.00		
2020	2020-660101342	TOEWS, TYSON & LISA	3	373,676	1000	40,105	3,874.00		
2019	2019-660101342	TOEWS, TYSON & LISA	3	67,500	0	7,425	718.00		



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.8323		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	36,254.00 x 2.70 = 97,886		
Factor Value			
Adjustments	1.0000		
Lot Value	97,886		



\\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	2,483 / 2,981
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,483
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	720 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	400,371	134.31 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	549,040	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	391,272		
Lot Value	97,886		
Indicated Value	489,158	164.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	489,158	164.09	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.61	Total Misc Impr	+ 18,113
Roofing Adj	+ 4.31	Garage Cost	+ 26,791
Subfloor Adj	+ -2.82	Total RCN	= 411,865
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 20,593
Plumbing Adj	+ 8.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 391,272
Adj Base Cost	= 123.10	Lot Value	+ 97,886
Total Area	x 2,981	Indicated Value	= 489,158
Adjusted Cost	= 366,961	Value Per SqFt	164.09

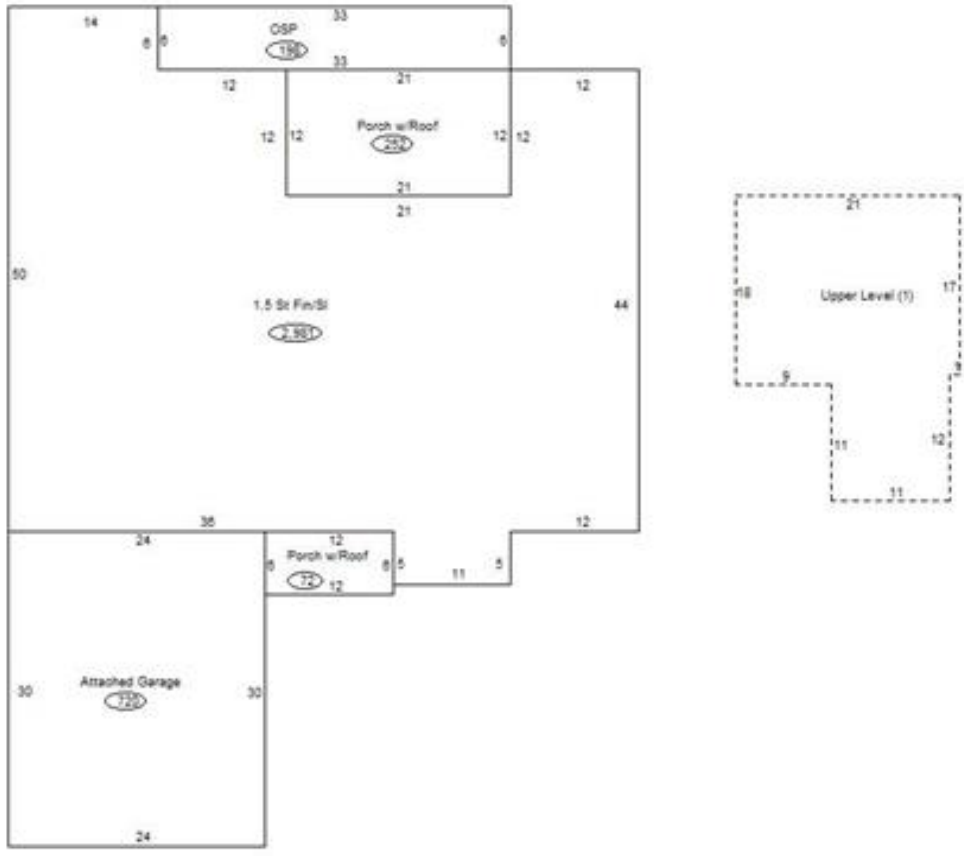
### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	140566	12x6		72	29.30		2,110
PRCH	SLAB PORCH - COVERED	140567	21x12		252	28.63		7,215
PATO	SLAB PORCH - OPEN	140568	33x6		198	11.91		2,358
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



Sketch Image

660101342



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	2,483	1.201	2,981
2	G	1		13	Attached Garage	720	1.000	720
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	252	1.000	252
5	M	PATO		13	Open Slab	198	1.000	198
6	U	^UL		13	Upper Level (1)	498	1.000	498
<b>Total Building Area</b>						<b>2,483</b>		<b>2,981</b>