



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:41:50
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Assessment Data					Primary Image																																																																				
Account 660101360 Parcel ID 000000000-1010196-014-0005 Cadastral ID 27-21-14-05960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 328270 BEEN, STEVEN P & MARILYN J 8211 N 152ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 08211 N 152ND E AVE Subdivision HOMESTEAD Lot/Block 0005 / 0014 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: 36.27287599 -95.80320474 LOT 5 BLOCK 14 HOMESTEAD																																																																									
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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7478		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	32,574.00 x 2.70 = 87,950		
Factor Value			
Adjustments	1.0000		
Lot Value	87,950		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,509 / 2,509
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,509
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	920 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	346,924	138.27 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	4	
Indicated Value	494,700	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	354,573		
Lot Value	87,950		
Indicated Value	442,523	176.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	442,523	176.37	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.26	Total Misc Impr	+ 26,934
Roofing Adj	+ 4.51	Garage Cost	+ 27,407
Subfloor Adj	+ -2.16	Total RCN	= 373,235
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 18,662
Plumbing Adj	+ 8.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 354,573
Adj Base Cost	= 127.10	Lot Value	+ 87,950
Total Area	x 2,509	Indicated Value	= 442,523
Adjusted Cost	= 318,894	Value Per SqFt	176.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	141496	167		167	26.41		4,410
PRCH	SLAB PORCH - COVERED	141497	28x14		392	25.70		10,074
PATO	SLAB PORCH - OPEN	141498	614		614	8.60		5,280
PATO	SLAB PORCH - OPEN	141499	14x10		140	11.11		1,555
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	5,615.40		5,615



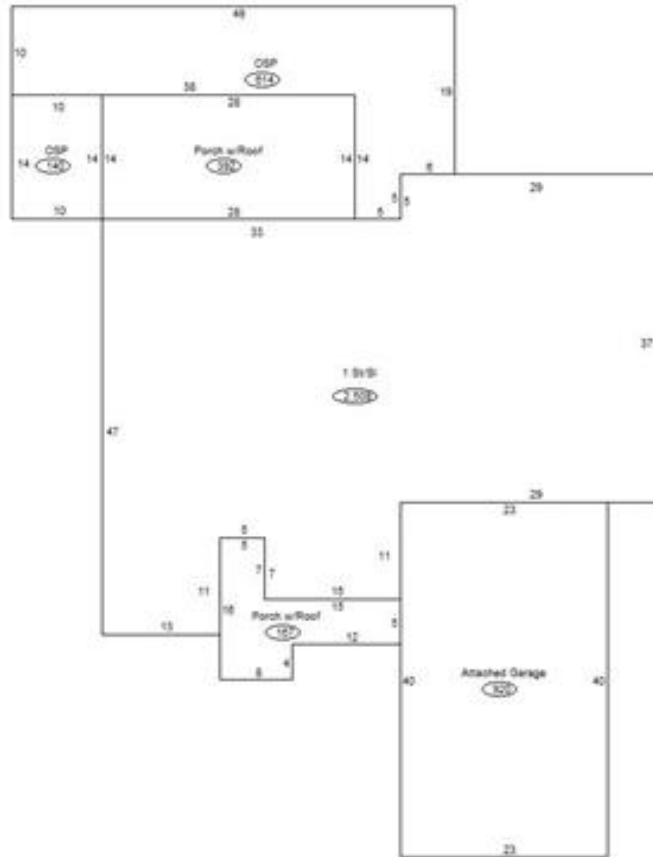
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,509	1.000	2,509
2	G	1		13	Attached Garage	920	1.000	920
3	M	PRCH		13	SLBC	167	1.000	167
4	M	PRCH		13	SLBC	392	1.000	392
5	M	PATO		13	Open Slab	614	1.000	614
6	M	PATO		13	Open Slab	140	1.000	140
Total Building Area						2,509		2,509