



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
Account 660101368 Parcel ID 000000000-1010196-014-0013 Cadastral ID 27-21-14-06040 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 327939 CAZZELL, JOSEPH E REVOCABLE TRUST & MEGAN J CAZZELL REVOCABLE TRUST 8226 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08226 N 154TH E AVE Subdivision HOMESTEAD Lot/Block 0013 / 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: 36.27333652 -95.80235472																																		
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R18 000162</td> <td>R19- NEW 3412 SQ FT SFR</td> <td>06/2018</td> <td>01/2019</td> <td>300,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18 000162	R19- NEW 3412 SQ FT SFR	06/2018	01/2019	300,000															
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R18 000162	R19- NEW 3412 SQ FT SFR	06/2018	01/2019	300,000																														
Exemptions					Sale History																													
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Code	Type	Active	Maximum	Exemption																														
H	Homestead	Yes	1,000	1,000																														
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/	BREWSTER & CO INC	06/03/2019	450,000	YES																														
2719/947	SOC'S DEVELOPMENT LLC	06/08/2018	65,000	15																														
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																									
Remove Cap	2020	Land Value	78,894	78,251	11%	8,608	Assessed	58,447	5,725.47																									
Year Frozen		Improvements	493,679	453,083		49,839	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00																									
TIF Project ID	0	Total Value	572,573	531,334		58,447	Total Taxable	57,447	5,628.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660101368	CAZZELL, JOSEPH E REVOCABLE TRUST &			3	549,694	1000	55,745	5,461.00																									
2024	2024-660101368	CAZZELL, JOSEPH E REVOCABLE TRUST &			3	652,220	0	55,092	5,293.00																									
2023	2023-660101368	CAZZELL, JOSEPH E REVOCABLE TRUST &			3	554,806	0	52,469	4,917.00																									
2022	2022-660101368	CAZZELL, JOSEPH E &			3	494,821	0	49,970	4,896.00																									
2021	2021-660101368	CAZZELL, JOSEPH E &			3	432,640	0	47,590	4,604.00																									
2020	2020-660101368	CAZZELL, JOSEPH E &			3	454,018	0	49,942	4,824.00																									
2019	2019-660101368	CAZZELL, JOSEPH E &			3	253,770	0	27,915	2,699.00																									



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Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6708		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	29,220.00 x 2.70 = 78,894		
Factor Value			
Adjustments	1.0000		
Lot Value	78,894		



\\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	100% Veneer, Masonry
Base/Total Area	2,906 / 4,157
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,906
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	862 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	511,709	123.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	684,070		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.14	Total Misc Impr	+ 18,593
Roofing Adj	+ 3.52	Garage Cost	+ 32,075
Subfloor Adj	+ -2.25	Total RCN	= 525,190
Heat/Cool Adj	+ 14.47	Depreciation (6%)	- 31,511
Plumbing Adj	+ 4.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 493,679
Adj Base Cost	= 114.15	Lot Value	+ 78,894
Total Area	x 4,157	Indicated Value	= 572,573
Adjusted Cost	= 474,522	Value Per SqFt	137.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	493,679		
Lot Value	78,894		
Indicated Value	572,573	137.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	572,573	137.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	140156	19x13		247	28.65		7,077
PRCH	SLAB PORCH - COVERED	140157	176		176	28.90		5,086
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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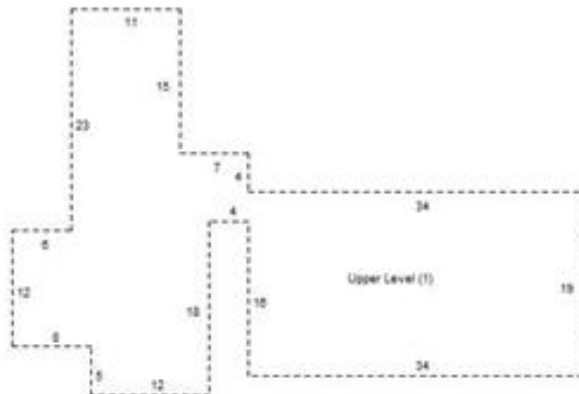
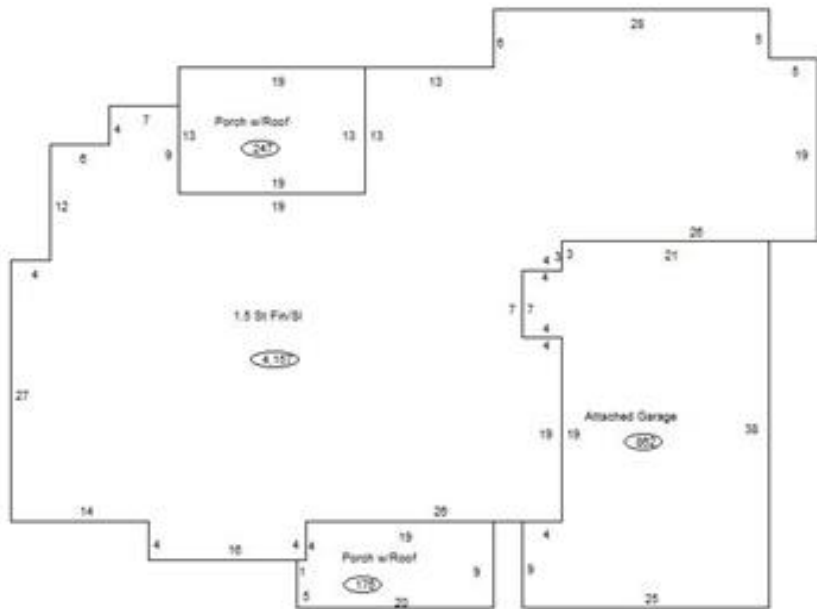
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Sketch Image

660101368



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	2,906	1.430	4,157
2	U	^UL		13	Upper Level (1)	1,251	1.000	1,251
3	M	PRCH		13	SLBC	247	1.000	247
4	M	PRCH		13	SLBC	176	1.000	176
5	G	1		13	Attached Garage	862	1.000	862
Total Building Area						2,906		4,157