



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:59:15
 Page 1

Assessment Data					Primary Image																																																																					
Account 660103102 Parcel ID 000000-00-0-00465-002-0005 Cadastral ID 23-21-14-03021 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 331904 OCHOA, RENATO R & MELINA T 8650 N 165TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08650 N 165TH E AVE Subdivision LOLLAR HEIGHTS Lot/Block 0005 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\IM 8/17/2022</p>																																																																					
Legal Description Lat/Long: 36.28102847 -95.78929122 PT OF LOT 5 BLOCK 1 LOLLAR HEIGHTS DESC AS COMM SW/C LOT 5 ; N01.1735W 163.24' TO POB; N01.1735W 167.76' TO NW/C OF LOT; N88.5657E 269.65'; CURVE LEFT RAD 60 ACR 68.76 CENT ANG 65 3706W CHORD																																																																										
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Time 09:59:16
Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size	0	0	
Lot Count	0.5		
Units Buildable	0		
Non-Ag Acres	1.1539		
Topography	1		
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	50,265.00 x 2.48 = 124,652		
Factor Value			
Adjustments	1.0000		
Lot Value	124,652		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,181 / 3,611
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,181
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	661 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	496,037	137.37	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	100.03	Total Misc Impr	+ 15,872
Roofing Adj	+ 3.59	Garage Cost	+ 30,399
Subfloor Adj	+ -2.79	Total RCN	= 494,468
Heat/Cool Adj	+ 16.31	Depreciation (5%)	- 24,723
Plumbing Adj	+ 6.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 469,745
Adj Base Cost	= 124.12	Lot Value	+ 124,652
Total Area	x 3,611	Indicated Value	= 594,397
Adjusted Cost	= 448,197	Value Per SqFt	164.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	469,745		
Lot Value	124,652		
Indicated Value	594,397	164.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	594,397	164.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	146735		54	54	33.02		1,783
PRCH	SLAB PORCH - COVERED	146736		207	207	32.23		6,672
PATO	SLAB PORCH - OPEN	146737		4x3	12	14.39		173



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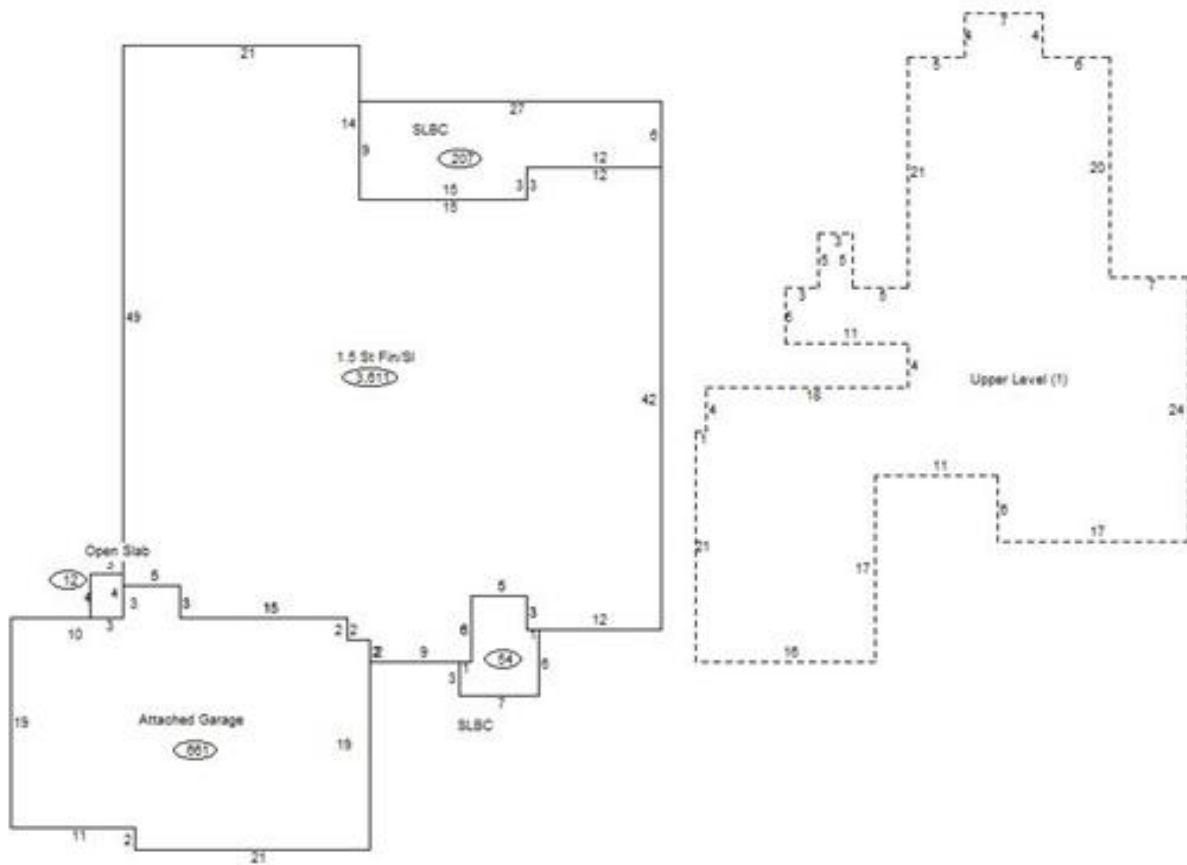
Date 04/18/2026

Time 09:59:16

Page 3

Sketch Image

660103102



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	2,181	1.656	3,611
2	G	1		13	Attached Garage	661	1.000	661
3	M	PRCH		13	SLBC	54	1.000	54
4	M	PRCH		13	SLBC	207	1.000	207
5	M	PATO		13	Open Slab	12	1.000	12
6	U	^UL		13	Upper Level (1)	1,430	1.000	1,430
Total Building Area						2,181		3,611