



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:32:40
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Assessment Data					Primary Image														
Account 660105660 Parcel ID 000000-0012-002-0-000-00 Cadastral ID 27-21-14-08890 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 341455 JARREAU, MICHELLE LYNN & MICHAEL J 7915 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07915 N 149TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0002 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-6-16\IMG_0017.JPG 6/16/2023</p>														
Legal Description Lat/Long: 36.26946442 -95.80779618																			
LOT 2 BLOCK 12 PRESLEY HOLLOW					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>R22 1112</td> <td>R23 NEW SFR 1995 SQ FT</td> <td>12/2022</td> <td>06/2023</td> <td>199,350</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 1112	R23 NEW SFR 1995 SQ FT	12/2022	06/2023	199,350
Number	Description	Opened	Closed	Amount															
R22 1112	R23 NEW SFR 1995 SQ FT	12/2022	06/2023	199,350															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	05/05/2023	447,000	YES										
					/	BLUE CHIP LAND CO LLC	12/02/2022	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2024		Land Value	111,462	111,462	11%	12,261	Assessed	48,238 4,725.39										
Year Frozen			Improvements	331,500	327,060		35,977	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		Total Value	442,962	438,522		48,238	Total Taxable	47,238 4,627.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660105660	JARREAU, MICHELLE LYNN &			40	425,750	1000	45,833	4,490.00										
2024	2024-660105660	JARREAU, MICHELLE LYNN &			40	448,037	1000	48,284	4,639.00										
2023	2023-660105660	JARREAU, MICHELLE LYNN &			40	3,394	0	373	35.00										
2022	2022-660105660	BLUE CHIP LAND CO LLC			40	3,394	0	373	37.00										



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2132		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,287.00 x 6.00 = 55,722		
Factor Value			
Adjustments	2.0003		
Lot Value	111,462		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,978 / 1,978
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,978
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	713 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	331,500		
Lot Value	111,462		
Indicated Value	442,962	223.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	442,962	223.94	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	117.44	Total Misc Impr	+ 15,369
Roofing Adj	+ 6.08	Garage Cost	+ 40,655
Subfloor Adj	+ -4.63	Total RCN	= 338,265
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 6,765
Plumbing Adj	+ 7.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 331,500
Adj Base Cost	= 142.69	Lot Value	+ 111,462
Total Area	x 1,978	Indicated Value	= 442,962
Adjusted Cost	= 282,241	Value Per SqFt	223.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157462	49		49	33.04		1,619
PRCH	Slab Porch - Covered	157463	219		219	32.19		7,050
FPPF	Fireplace - Prefabricated		1	2023	1	6,700.26		6,700



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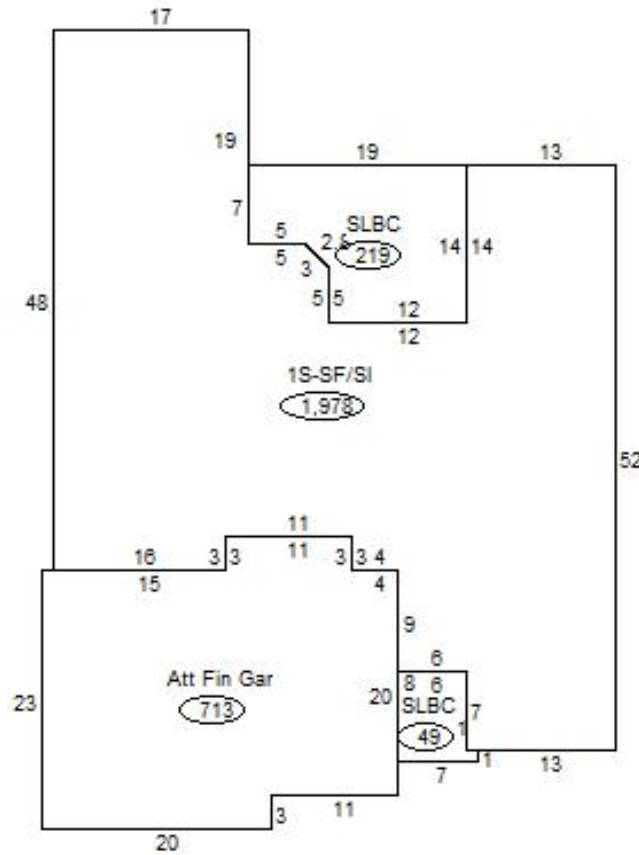
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Sketch Image

660105660



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,978	1.000	1,978
2	G	5		20	Att Fin Gar	713	1.000	713
3	M	PRCH		20	SLBC	49	1.000	49
4	M	PRCH		20	SLBC	219	1.000	219
Total Building Area						1,978		1,978