



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 660105662 Parcel ID 000000-0012-004-0-000-00 Cadastral ID 27-21-14-08910 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 338497 NUCKELS, CHRISTIAN ANDREW & MICHAELA A 7911 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07911 N 149TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0004 / 0012 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																	
Legal Description Lot/Long: 36.26913613 -95.80753329																																																	
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>R21 0921X</td> <td>R23- NEW 1873 SQ FT SFR</td> <td>10/2021</td> <td>08/2022</td> <td>155,045</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0921X	R23- NEW 1873 SQ FT SFR	10/2021	08/2022	155,045																														
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1897		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,262.00 x 6.00 = 49,572		
Factor Value			
Adjustments	1.0000		
Lot Value	49,572		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-16\IMG_0045.JF 8/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,907 / 2,816
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,907
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	700 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	427,279	151.73 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	285,880	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	407,237		
Lot Value	49,572		
Indicated Value	456,809	162.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	456,809	162.22	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.13	Total Misc Impr	+ 16,405
Roofing Adj	+ 4.14	Garage Cost	+ 40,019
Subfloor Adj	+ -3.16	Total RCN	= 415,548
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,311
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 407,237
Adj Base Cost	= 127.53	Lot Value	+ 49,572
Total Area	x 2,816	Indicated Value	= 456,809
Adjusted Cost	= 359,124	Value Per SqFt	162.22

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154771	6x5		30	33.10		993
PRCH	Slab Porch - Covered	154772	272		272	32.03		8,712
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



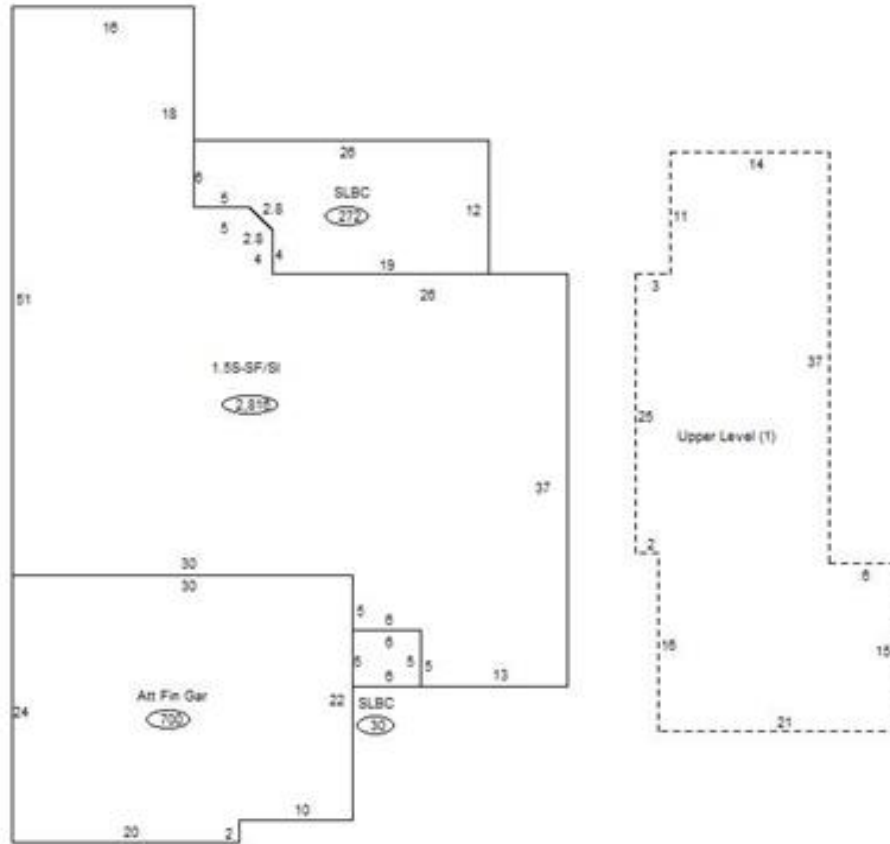
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,907	1.477	2,816
2	G	5		13	Att Fin Gar	700	1.000	700
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	272	1.000	272
5	U	^UL		13	Upper Level (1)	909	1.000	909
Total Building Area						1,907		2,816