



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:32:46  
Page 1

Assessment Data					Primary Image																																												
<b>Account</b> 660105663 <b>Parcel ID</b> 000000-0012-005-0-000-00 <b>Cadastral ID</b> 27-21-14-08920 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 337021 NELSON, JOEL THOMAS & SHONNA YVETTE REVOCABLE LIVING TRUST 7909 N 149TH E AVE OWASSO OK 74055-0000																																																	
<b>Parcel Location</b> <b>Situs</b> 07909 N 149TH E AVE <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0005 / 0012 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1087 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																	
<b>Legal Description</b> Lot/Long: 36.26904326 -95.80760358					<b>Building Permits</b>																																												
LOT 5 BLOCK 12 PRESLEY HOLLOW					<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 0434X</td> <td>R22- NEW 3031 SQ FT SFR</td> <td>08/2021</td> <td>01/2022</td> <td>182,325</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0434X	R22- NEW 3031 SQ FT SFR	08/2021	01/2022	182,325																														
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<b>Parcel Valuation</b>																																																	
<b>Source</b> REAL <b>Remove Cap</b> 2022 <b>Year Frozen</b> <b>Uncapped Value</b> 0 <b>TIF Project ID</b> 0		<b>Fair Cash</b> <b>Land Value</b> 54,216 <b>Improvements</b> 388,293 <b>Mobile Home</b> 0 <b>Total Value</b> 442,509			<b>Capped</b> 54,216 361,404 0 415,620		<b>Asmnt Level</b> 11% <b>Assessed</b> 5,964 39,754 0 45,718		<b>Levy Rate</b> 97.960 <b>Assessed</b> 45,718 <b>Penalty</b> 0 <b>Exemption</b> 1,128 <b>Total Taxable</b> 44,590		<b>Current Tax</b> 4,478.54 -111.00 4,368.00																																						
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Date 04/18/2026  
Time 10:32:46  
Page 2

Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2074		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,036.00 x 6.00 = 54,216		
Factor Value			
Adjustments	1.0000		
Lot Value	54,216		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-25\ 7/25/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,446 / 2,446
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,446
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	796 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	396,502	162.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	503,540		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.39	Total Misc Impr	+ 16,451
Roofing Adj	+ 5.83	Garage Cost	+ 45,300
Subfloor Adj	+ -4.60	Total RCN	= 400,302
Heat/Cool Adj	+ 16.31	Depreciation ( 3%)	- 12,009
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 388,293
Adj Base Cost	= 138.41	Lot Value	+ 54,216
Total Area	x 2,446	Indicated Value	= 442,509
Adjusted Cost	= 338,551	Value Per SqFt	180.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	388,293		
Lot Value	54,216		
Indicated Value	442,509	180.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	442,509	180.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152890	480		480	31.38		15,062
PRCH	Slab Porch - Covered	152891	7x6		42	33.06		1,389
SHLT	STORM SHELTER-AG IN GARAGE			2025	1	0.00		



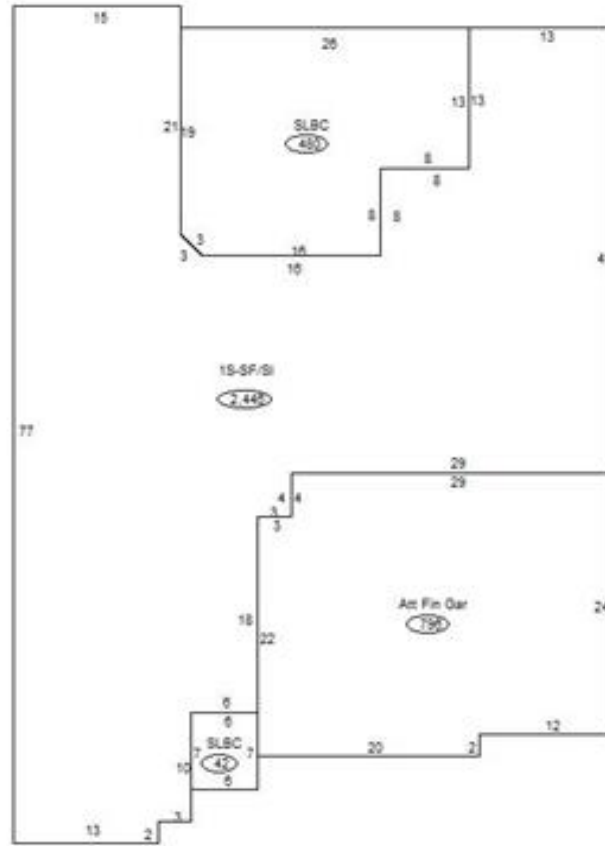
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 Page 3

Sketch Image

660105663



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,446	1.000	2,446
2	G	5		13	Att Fin Gar	796	1.000	796
3	M	PRCH		13	SLBC	480	1.000	480
4	M	PRCH		13	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>2,446</b>		<b>2,446</b>