



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:32:51
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Assessment Data				Primary Image						
Account	660105666									
Parcel ID	000000-0012-008-0-000-00									
Cadastral ID	27-21-14-08950									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	337336									
PICHE, DAVID C & MARCIE D										
7903 N 149TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	07903 N 149TH E AVE									
Subdivision	PRESLEY HOLLOW									
Lot/Block	0008 / 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 Lat/Long: 36.26856990 -95.80722509				Building Permits						
LOT 8 BLOCK 12 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount		
				R21 0513X	R23- NEW 2223 SQ FT SFR	08/2021	04/2022	160,325		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	02/08/2022	342,000	YES	
					/	BLUE CHIP LAND CO LLC	08/25/2021	0	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2023	Land Value	52,968	52,968	11%	5,826	Assessed	42,473	4,160.66	
Year Frozen		Improvements	357,545	333,157		36,647	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	410,513	386,125		42,473	Total Taxable	42,473	4,161.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105666	PICHE, DAVID C &		40	367,739	0	40,451	3,963.00		
2024	2024-660105666	PICHE, DAVID C &		40	391,349	0	39,501	3,795.00		
2023	2023-660105666	PICHE, DAVID C &		40	342,000	0	37,620	3,525.00		
2022	2022-660105666	PICHE, DAVID C &		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	0.2027		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,828.00 x 6.00 = 52,968		
Factor Value			
Adjustments	1.0000		
Lot Value	52,968		



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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	2,194 / 2,194
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,194
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	682 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
Adjusted R	0.8445
Indicated Value	364,619 166.19 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	357,545
Lot Value	52,968
Indicated Value	410,513 187.11 Per SqFt
Agland Value	
Site Improvements	
Total Value	410,513 187.11 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	115.08	Total Misc Impr	+	19,756
Roofing Adj	+ 5.92	Garage Cost	+	39,133
Subfloor Adj	+ -4.62	Total RCN	=	364,842
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	7,297
Plumbing Adj	+ 6.76	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	357,545
Adj Base Cost	= 139.45	Lot Value	+	52,968
Total Area	x 2,194	Indicated Value	=	410,513
Adjusted Cost	= 305,953	Value Per SqFt		187.11

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154027	6x5		30	33.10		993
PRCH	Slab Porch - Covered	154028	245		245	32.11		7,867
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700
ODFP	Outdoor Fireplace/Firepit			1	1	4,196.11		4,196



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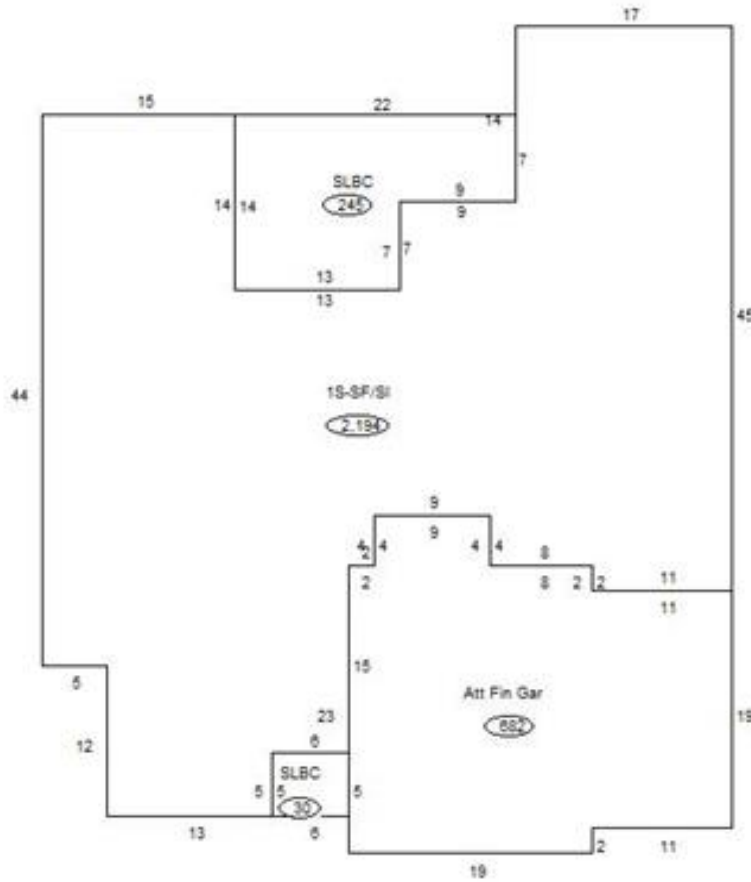
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Sketch Image

660105666



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,194	1.000	2,194
2	G	5		13	Att Fin Gar	682	1.000	682
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	245	1.000	245
Total Building Area						2,194		2,194