



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:32:55
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Assessment Data				Primary Image					
Account	660105668								
Parcel ID	000000-0012-010-0-000-00								
Cadastral ID	27-21-14-08970								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	4						
Tax Area	40 - OWASSO CITY								
Name ID	337749								
PRIEST, MATTHEW T									
7817 N 149TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07817 N 149TH E AVE								
Subdivision	PRESLEY HOLLOW								
Lot/Block	0010 / 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: 36.26825333 -95.80696756			Building Permits \\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-25\ 7/25/2022					
LOT 10 BLOCK 12 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount	
				R21 0425X	R22- NEW 2541 SQ FT SFR	08/2021	01/2022	175,395	
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EXECUTIVE HOMES LLC	03/23/2022	460,000	YES
					/	BLUE CHIP LAND CO LLC	07/26/2021	0	WB
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2023		Land Value	77,416	77,416	11%	Assessed	52,024	5,096.27
Year Frozen			Improvements	395,524	395,524		Penalty	0	
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00
TIF Project ID	0		Total Value	472,940	472,940	52,024	Total Taxable	52,024	5,096.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660105668	PRIEST, MATTHEW T			40	460,868	0	50,696	4,966.00
2024	2024-660105668	PRIEST, MATTHEW T			40	460,000	0	50,600	4,861.00
2023	2023-660105668	PRIEST, MATTHEW T			40	460,000	0	50,600	4,742.00
2022	2022-660105668	PRIEST, MATTHEW T			40	168,523	0	18,538	1,816.00



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2162		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,418.00 x 6.00 = 56,508		
Factor Value			
Adjustments	1.3700		
Lot Value	77,416		



\\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	2,553 / 2,553
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,553
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	660 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	465,321 182.26 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	511,410 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	395,524
Lot Value	77,416
Indicated Value	472,940 185.25 Per SqFt
Agland Value	
Site Improvements	
Total Value	472,940 185.25 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.81	Total Misc Impr	+	21,233
Roofing Adj	+ 5.79	Garage Cost	+	38,049
Subfloor Adj	+ -4.58	Total RCN	=	412,004
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	16,480
Plumbing Adj	+ 7.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	395,524
Adj Base Cost	= 138.16	Lot Value	+	77,416
Total Area	x 2,553	Indicated Value	=	472,940
Adjusted Cost	= 352,722	Value Per SqFt		185.25

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	152905	290		290	31.97		9,271
PATO	Slab Porch - Open	152906	24x10		240	12.38		2,971
PRCH	Slab Porch - Covered	152907	7x4		28	33.10		927
PATO	Slab Porch - Open	152908	57		57	14.39		820



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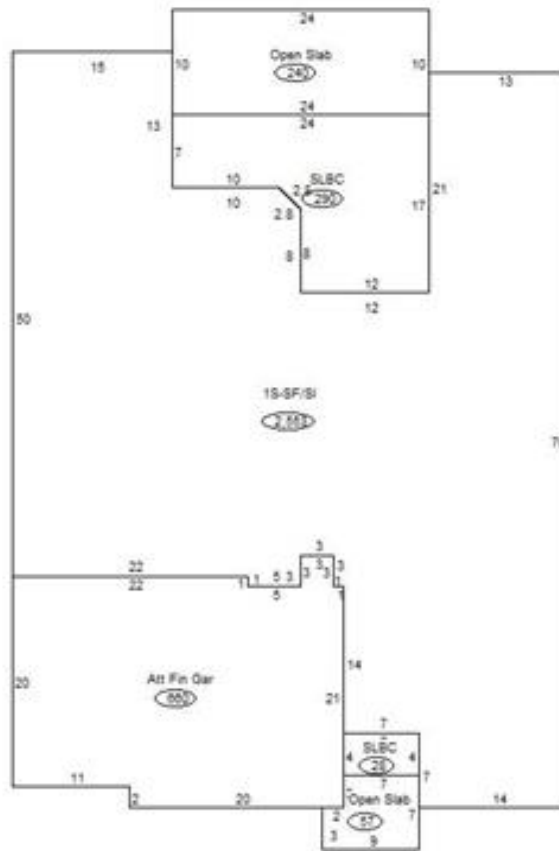
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Sketch Image

660105668



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,553	1.000	2,553
2	G	5		13	Att Fin Gar	660	1.000	660
3	M	PRCH		13	SLBC	290	1.000	290
4	M	PATO		13	Open Slab	240	1.000	240
5	M	PRCH		13	SLBC	28	1.000	28
6	M	PATO		13	Open Slab	57	1.000	57
Total Building Area						2,553		2,553