



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019077 <b>Parcel ID</b> 000000-00-0-00369-001-0005 <b>Cadastral ID</b> 22-21-14-01450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 132404 JOHNSON, SANDRA  9444 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09444 N 147TH E AVE <b>Subdivision</b> HI-VIEW ESTATES <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> .93 - Lots <b>Sec/Twn/Rng</b> 22 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29259255 -95.81064779																																																																																																																									
<b>Legal Description</b> LOT 5 BLOCK 1 HI-VIEW ESTATES LESS TR TO CITY OF OWASSO DESC 2023-017328 AS BEG NW/C LOT 5 BLOCK 1 HI VIEW ESTATES; N88.4430E 175'; S36.3109E 24.49'; S88.4430W 189.11'; N01.2010W 20' TO POB.					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size	0	0	
Lot Count	0.93		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	50,600.00 x 1.20 =	60,852	
Factor Value			
Adjustments	1.0000		
Lot Value	60,852		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-19\ 8/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,278 / 3,154
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,278
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	609 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	286,471	90.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	411,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	83.53	Total Misc Impr	+ 17,299
Roofing Adj	+ 2.99	Garage Cost	+ 15,992
Subfloor Adj	+ -0.79	Total RCN	= 357,585
Heat/Cool Adj	+ 11.47	Depreciation ( 39%)	- 139,458
Plumbing Adj	+ 5.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 218,127
Adj Base Cost	= 102.82	Lot Value	+ 60,852
Total Area	x 3,154	Indicated Value	= 278,979
Adjusted Cost	= 324,294	Value Per SqFt	88.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	218,127		
Lot Value	60,852		
Indicated Value	278,979	88.45	Per SqFt
Agland Value			
Site Improvements	3,872		
Total Value	282,851	89.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45958	404		404	23.04		9,308
PRCH	SLAB PORCH - COVERED	45959	283		283	23.30		6,594
PATO	SLAB PORCH - OPEN	45960	12x11		132	10.58		1,397



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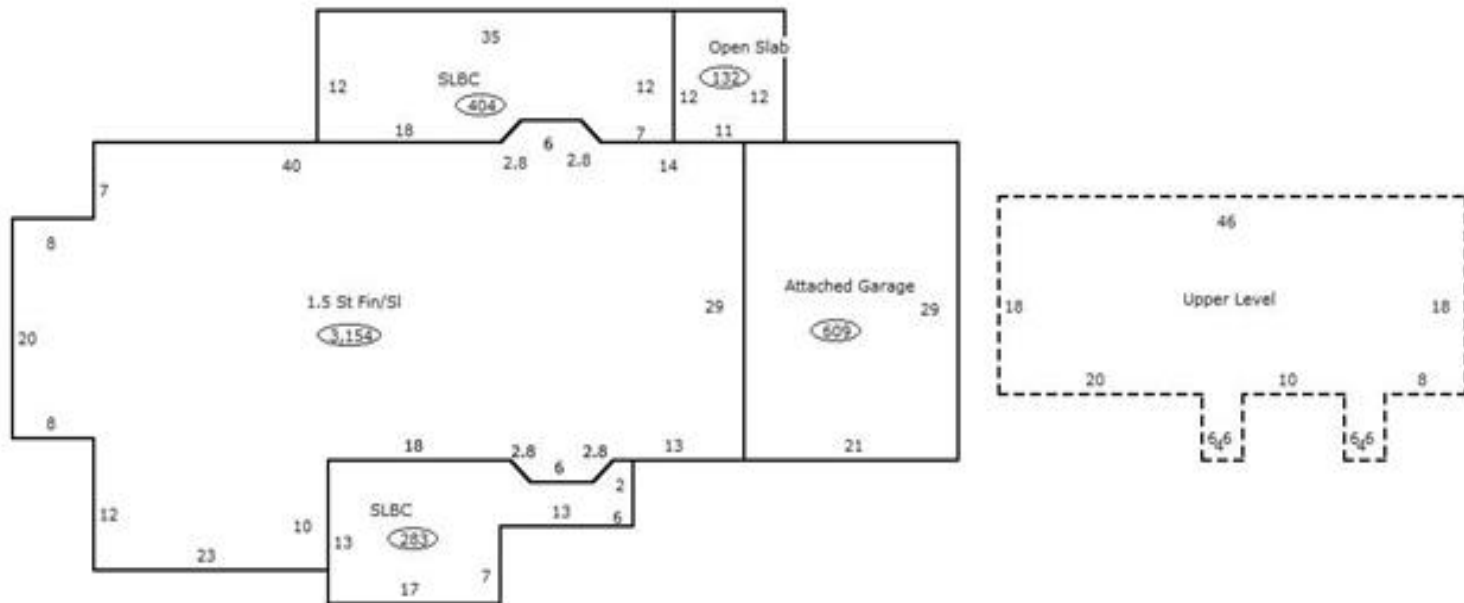
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,278	1.385	3,154
2	G	1		10	Attached Garage	609	1.000	609
3	M	PRCH		10	SLBC	404	1.000	404
4	M	PRCH		10	SLBC	283	1.000	283
5	M	PATO		10	Open Slab	132	1.000	132
6	U	^UL	Overhang	10	Upper Level	876	1.000	876
<b>Total Building Area</b>						<b>2,278</b>		<b>3,154</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x30x0			420
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 420) 1,966		<b>Modifier Total</b>	<b>RCN</b> 1,966	<b>Depr (100% Phys/ % Func)</b> 1,966	<b>RCNLD</b>
	STF	STG FAIR	14x24x0			336
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 336) 1,572		<b>Modifier Total</b>	<b>RCN</b> 1,572	<b>Depr (100% Phys/ % Func)</b> 1,572	<b>RCNLD</b>
	CPDT	CARPORT - DETACHED	42x20x0			840
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b> Base Cost (9.22 x 840) 7,745		<b>Modifier Total</b>	<b>RCN</b> 7,745	<b>Depr (50% Phys/ % Func)</b> 3,873	<b>RCNLD</b> 3,872