



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:20:00  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019215 <b>Parcel ID</b> 000000-00-0-00918-001-0001 <b>Cadastral ID</b> 22-21-14-02830 <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> 259166 ANDERSON, BRUCE V & ANNA L  9350 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09350 N 147TH E AVE <b>Subdivision</b> WHISPERING PINES 3 <b>Lot/Block</b> 0001 / 0001 Parcel Size 1 - 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> Lot/Long: 36.29057708 -95.81023612																																																																																																																									
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.3963 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 60,823.00 x 1.10 = 66,986 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 66,986		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	15% Frame, Siding, Vinyl 85% Veneer, Masonry
<b>Base/Total Area</b>	2,866 / 2,866
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,866
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 264,949 92.45 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 6 <b>Indicated Value</b> 322,800 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.68	<b>Total Misc Impr</b>	+ 15,452	<b>Roofing Adj</b>	+ 4.41	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ -2.06	<b>Total RCN</b>	= 363,614	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 156,354
<b>Plumbing Adj</b>	+ 6.81	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 207,260
<b>Adj Base Cost</b>	= 121.48	<b>Lot Value</b>	+ 66,986	<b>Indicated Value</b>	= 274,246	<b>Value Per SqFt</b>	95.69
<b>Total Area</b>	x 2,866						
<b>Adjusted Cost</b>	= 348,162						

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 207,260 <b>Lot Value</b> 66,986 <b>Indicated Value</b> 274,246 95.69 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 28,182 <b>Total Value</b> 302,428 105.52 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	46592	13x8		104	26.60		2,766
PRCH	SLAB PORCH - COVERED	46593	252		252	26.14		6,587
PRCH	SLAB PORCH - COVERED	46594	9x2		18	26.87		484



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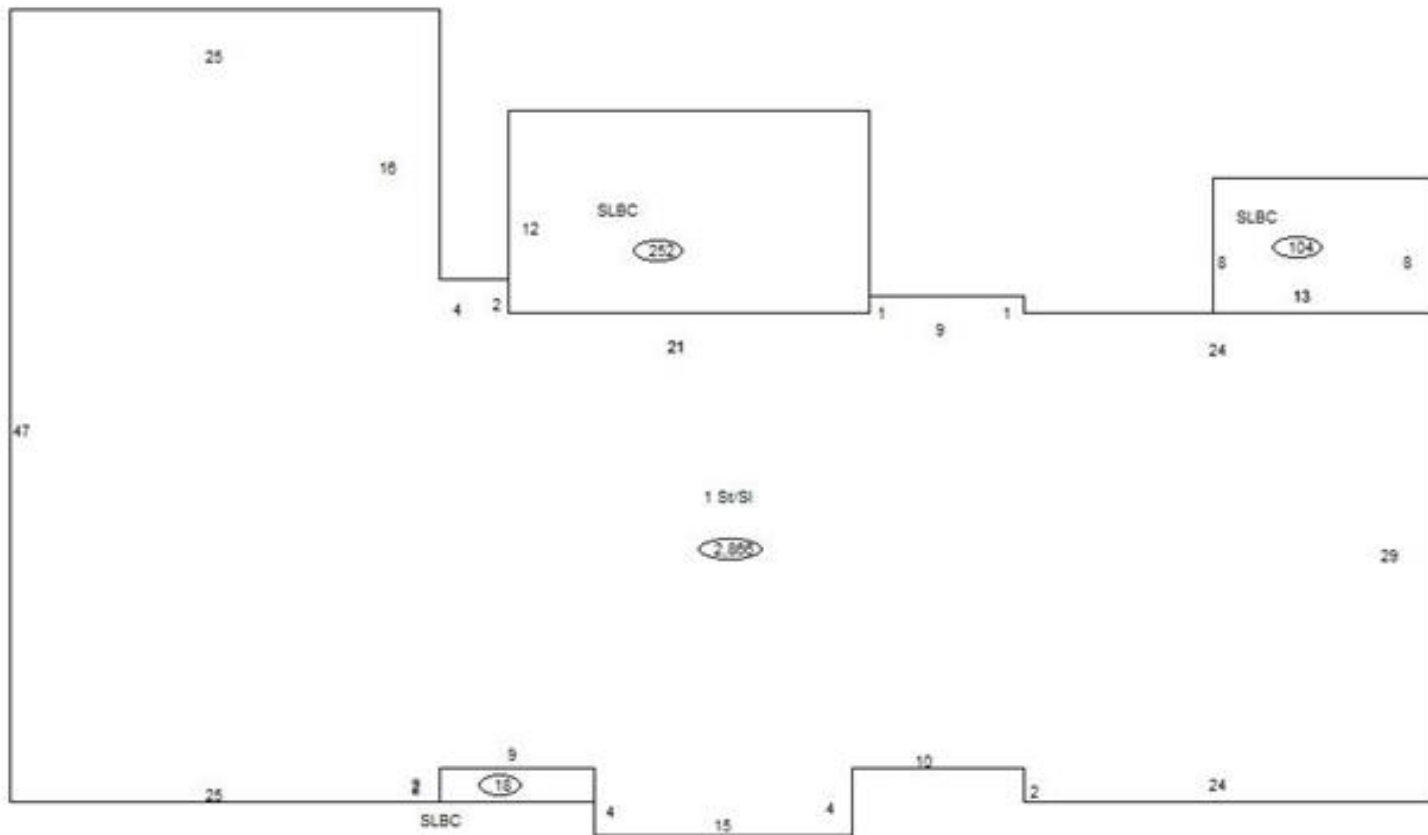
Date 04/18/2026

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### Sketch Image

660019215



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,866	1.000	2,866
2	M	PRCH		10	SLBC	104	1.000	104
3	M	PRCH		10	SLBC	252	1.000	252
4	M	PRCH		10	SLBC	18	1.000	18
<b>Total Building Area</b>						2,866		2,866



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b> 30,000	<b>Depr (54% Phys/ % Func)</b> 16,200	<b>RCNLD</b> 13,800
	GRDT	GARAGE - DETACHED	0x0x0			1,056
	Qual	3	Cond 3	Year 1998	Eff Age 21	
	<b>Valuation Summary</b> Base Cost (27.24 x 1,056) 28,765		<b>Modifier Total</b>	<b>RCN</b> 28,765	<b>Depr (50% Phys/ % Func)</b> 14,383	<b>RCNLD</b> 14,382
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b> 562	<b>Depr (100% Phys/ % Func)</b> 562	<b>RCNLD</b> 562