



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:36:01  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019222 <b>Parcel ID</b> 000000-00-0-00918-001-0008 <b>Cadastral ID</b> 22-21-14-02900 <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> 274144 WANLESS, GREGORY A & TRACY J  9317 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09317 N 147TH E AVE <b>Subdivision</b> WHISPERING PINES 3 <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 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: 36.28959038 -95.80926702																																																																																																																									
<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>R2014 06 7</td> <td>R15-NEW 1536 SQ FT 32X48 DETACH</td> <td>06/2014</td> <td>11/2014</td> <td>30,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 06 7	R15-NEW 1536 SQ FT 32X48 DETACH	06/2014	11/2014	30,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.151	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,137.00 x 1.21 = 60,574	
Factor Value		
Adjustments	1.0000	
Lot Value	60,574	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,987 / 1,987
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,987
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	684 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	294,083 148.00 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	340,540 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.40	Total Misc Impr	+ 15,182				
Roofing Adj	+ 4.70	Garage Cost	+ 20,534				
Subfloor Adj	+ -2.19	Total RCN	= 292,754				
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 125,884				
Plumbing Adj	+ 7.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 166,870				
Adj Base Cost	= 129.36	Lot Value	+ 60,574				
Total Area	x 1,987	Indicated Value	= 227,444				
Adjusted Cost	= 257,038	Value Per SqFt	114.47				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	166,870
Lot Value	60,574
Indicated Value	227,444 114.47 Per SqFt
Agland Value	
Site Improvements	60,895
Total Value	288,339 145.11 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	46623	33x5		165	26.41		4,358
PRCH	SLAB PORCH - COVERED	46624	18x11		198	26.31		5,209



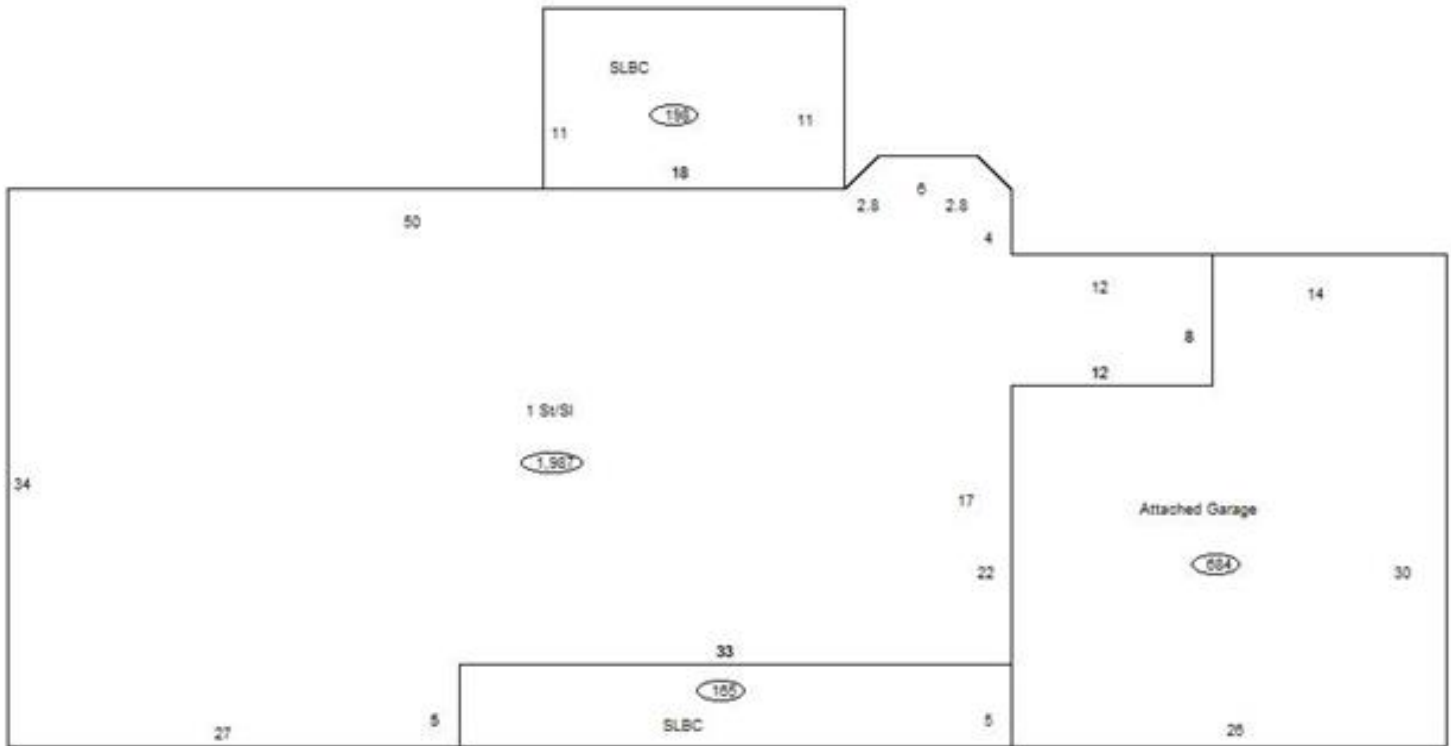
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,987	1.000	1,987
2	G	1		10	Attached Garage	684	1.000	684
3	M	PRCH		10	SLBC	165	1.000	165
4	M	PRCH		10	SLBC	198	1.000	198
<b>Total Building Area</b>						1,987		1,987



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	48x32x0			1,536	
	Qual	4	Cond 3	Year 2014	Eff Age 9		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (17% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (37.96 x 1,536)		58,307		58,307	9,912	48,395
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	12,500	12,500
	STF	STG FAIR	10x14x0			140	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 140)		655		655	655	