



# 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> 660022832 <b>Parcel ID</b> 000000-00-0-00186-005-0003 <b>Cadastral ID</b> 27-21-14-02530 <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> 279932 CARTER, JAMES EDWARD JR & CAROL S REVOCABLE TRUST 7915 N 160TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 07915 N 160TH E AVE <b>Subdivision</b> CORNERSTONE ADDITION 2 <b>Lot/Block</b> 0003 / 0005 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26913241 -95.79485127 LOT 3 BLOCK 5 CORNERSTONE ADD 2				<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 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.049	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,694.00 x 2.62 = 119,853	
Factor Value		
Adjustments	1.0000	
Lot Value	119,853	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,430 / 2,864
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

Cost Approach				Manual : 01/2025			
Base Cost	96.87	Total Misc Impr	+ 12,431				
Roofing Adj	+ 3.25	Garage Cost	+ 25,344				
Subfloor Adj	+ 0.00	Total RCN	= 399,871				
Heat/Cool Adj	+ 16.31	Depreciation ( 35%)	- 139,955				
Plumbing Adj	+ 10.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 259,916				
Adj Base Cost	= 126.43	Lot Value	+ 119,853				
Total Area	x 2,864	Indicated Value	= 379,769				
Adjusted Cost	= 362,096	Value Per SqFt	132.60				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	372,944	130.22	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	421,350		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,916		
Lot Value	119,853		
Indicated Value	379,769	132.60	Per SqFt
Agland Value			
Site Improvements	8,905		
Total Value	388,674	135.71	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	56023	10x6		60	33.00		1,980
PATO	SLAB PORCH - OPEN	56024	23x12		276	11.62		3,207



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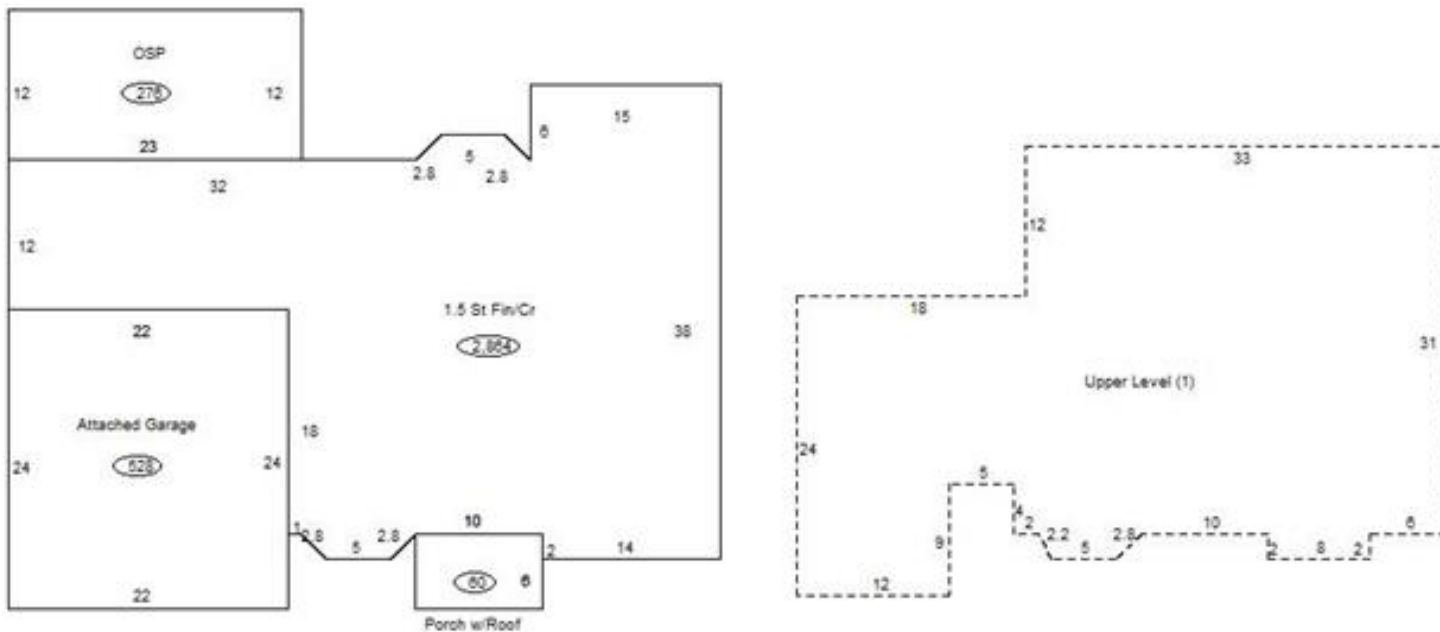
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,430	2.003	2,864
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	276	1.000	276
5	U	^UL		13	Upper Level (1)	1,434	1.000	1,434
<b>Total Building Area</b>						1,430		2,864



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	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 (75% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000		25,000	18,750	6,250
	GF	GAZEBO FAIR	0x0x0			1	
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (2,950.00 x 1)	2,950		2,950	295	2,655