



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:47:06  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660022833 <b>Parcel ID</b> 000000-00-0-00186-005-0004 <b>Cadastral ID</b> 27-21-14-02540 <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> 126434 WISSEN, DALE &  BEVERLY 7905 N 160TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 07905 N 160TH E AVE <b>Subdivision</b> CORNERSTONE ADDITION 2 <b>Lot/Block</b> 0004 / 0005 <b>Parcel Size</b> 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: 36.26873099 -95.79498333 LOT 4 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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Time 21:47:06  
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.2449 <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> 54,226.00 x 2.38 = 128,811 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 128,811		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,490 / 2,498
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,490
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1987 / 29

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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>	283,937	113.67	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	88.44	<b>Total Misc Impr</b>	+ 8,714				
<b>Roofing Adj</b>	+ 3.29	<b>Garage Cost</b>	+ 16,968				
<b>Subfloor Adj</b>	+ -2.17	<b>Total RCN</b>	= 303,310				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 36%)</b>	- 109,192				
<b>Plumbing Adj</b>	+ 7.11	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 194,118				
<b>Adj Base Cost</b>	= 111.14	<b>Lot Value</b>	+ 128,811				
<b>Total Area</b>	x 2,498	<b>Indicated Value</b>	= 322,929				
<b>Adjusted Cost</b>	= 277,628	<b>Value Per SqFt</b>	129.28				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	194,118		
<b>Lot Value</b>	128,811		
<b>Indicated Value</b>	322,929	129.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	322,929	129.28	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	122462	13x6		78	29.28		2,284



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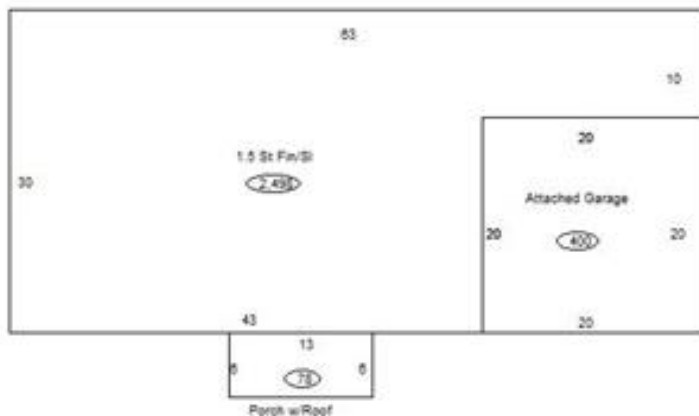
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 Page 3

### Sketch Image

660022833



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,490	1.677	2,498
2	G	1		13	Attached Garage	400	1.000	400
3	U	^UL	Overhang	13	Upper Level	1,008	1.000	1,008
4	M	PRCH		13	SLBC	78	1.000	78
<b>Total Building Area</b>						1,490		2,498