



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660022836 Parcel ID 000000-00-0-00186-006-0001 Cadastral ID 27-21-14-02570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 253290 THOMPSON, NEAL E & LINDA R-TRUSTEES 7820 N 160TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07820 N 160TH E AVE Subdivision CORNERSTONE ADDITION 2 Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26811483 -95.79586936																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.156 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 50,353.00 x 2.48 = 124,745 Factor Value Adjustments 1.0000 Lot Value 124,745		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,134 / 2,134
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,134
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	240,157 112.54 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	328,400 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.88	Total Misc Impr	+ 14,882	Roofing Adj	+ 4.62	Garage Cost	+ 14,522
Subfloor Adj	+ -2.19	Total RCN	= 303,025	Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 109,089
Plumbing Adj	+ 7.27	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 193,936
Adj Base Cost	= 128.22	Lot Value	+ 124,745	Total Area	x 2,134	Indicated Value	= 318,681
		Value Per SqFt	149.34	Adjusted Cost	= 273,621		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,936		
Lot Value	124,745		
Indicated Value	318,681	149.34	Per SqFt
Agland Value			
Site Improvements	10,000		
Total Value	328,681	154.02	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	56040	38x6		228	26.21	5,976
PATO	SLAB PORCH - OPEN	56041	38x10		380	8.66	3,291



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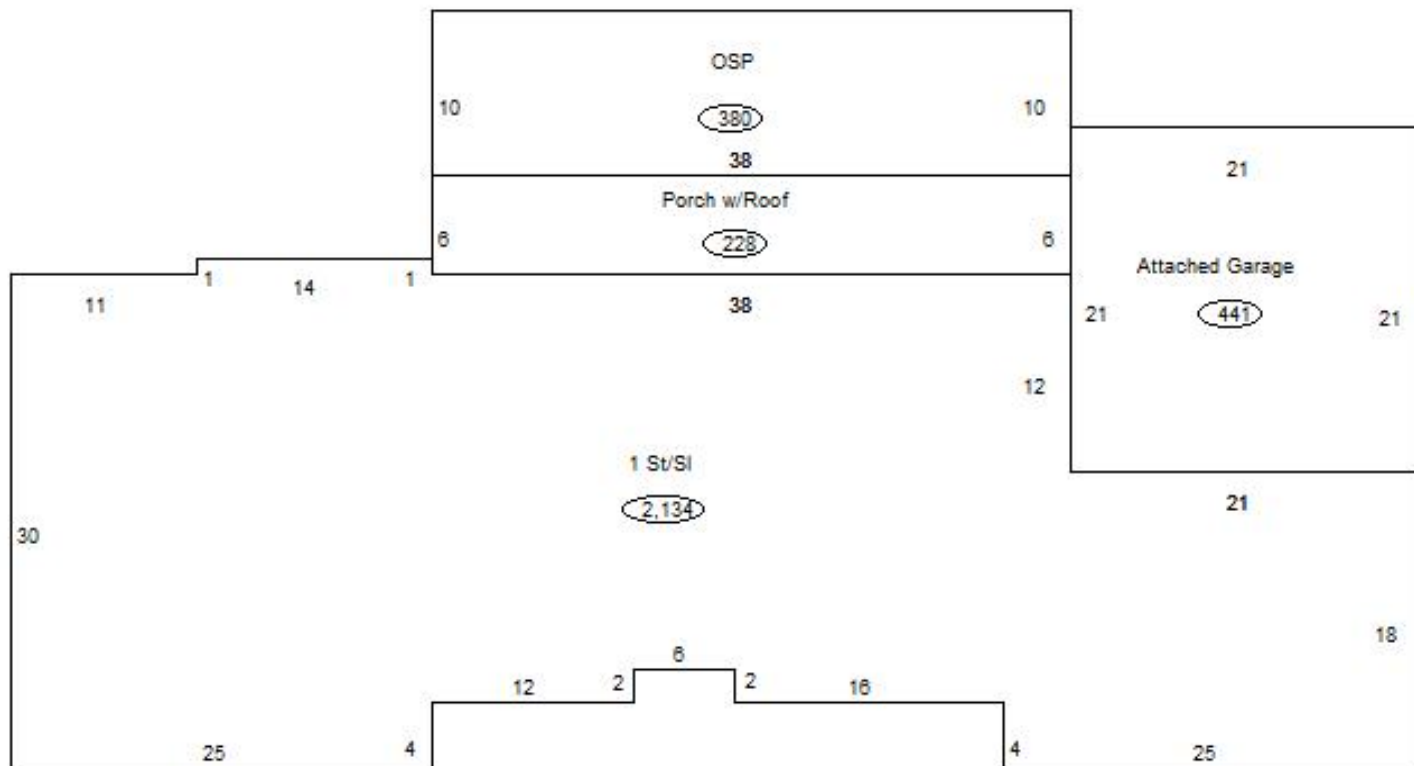
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,134	1.000	2,134
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PATO		13	Open Slab	380	1.000	380
Total Building Area						2,134		2,134



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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	
		Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	15,000	10,000