



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:33:39
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Assessment Data					Primary Image																																																																																																																				
Account 660022854 Parcel ID 000000-00-0-00189-003-0003 Cadastral ID 27-21-14-02750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 267772 COVINGTON, SHEILA F & CINDY L WESLER 7824 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07824 N 154TH E AVE Subdivision CORNERSTONE ADDITION 3 Lot/Block 0003 / 0003 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: 36.26836755 -95.80275783																																																																																																																									
Building Permits					\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0128	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,119.00 x 2.68 = 118,199	
Factor Value		
Adjustments	1.0000	
Lot Value	118,199	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,736 / 2,438
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,736
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	902 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	325,737 133.61 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	388,260 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.91	Total Misc Impr	+ 21,618	Roofing Adj	+ 3.95	Garage Cost	+ 33,563
Subfloor Adj	+ -2.54	Total RCN	= 350,081	Heat/Cool Adj	+ 14.47	Depreciation (35%)	- 122,528
Plumbing Adj	+ 9.17	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 227,553
Adj Base Cost	= 120.96	Lot Value	+ 118,199	Total Area	x 2,438	Indicated Value	= 345,752
		Value Per SqFt	141.82	Adjusted Cost	= 294,900		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,553		
Lot Value	118,199		
Indicated Value	345,752	141.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	345,752	141.82	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	56131	440		440	28.02		12,329
PATO	SLAB PORCH - OPEN	56132	271		271	10.55		2,859



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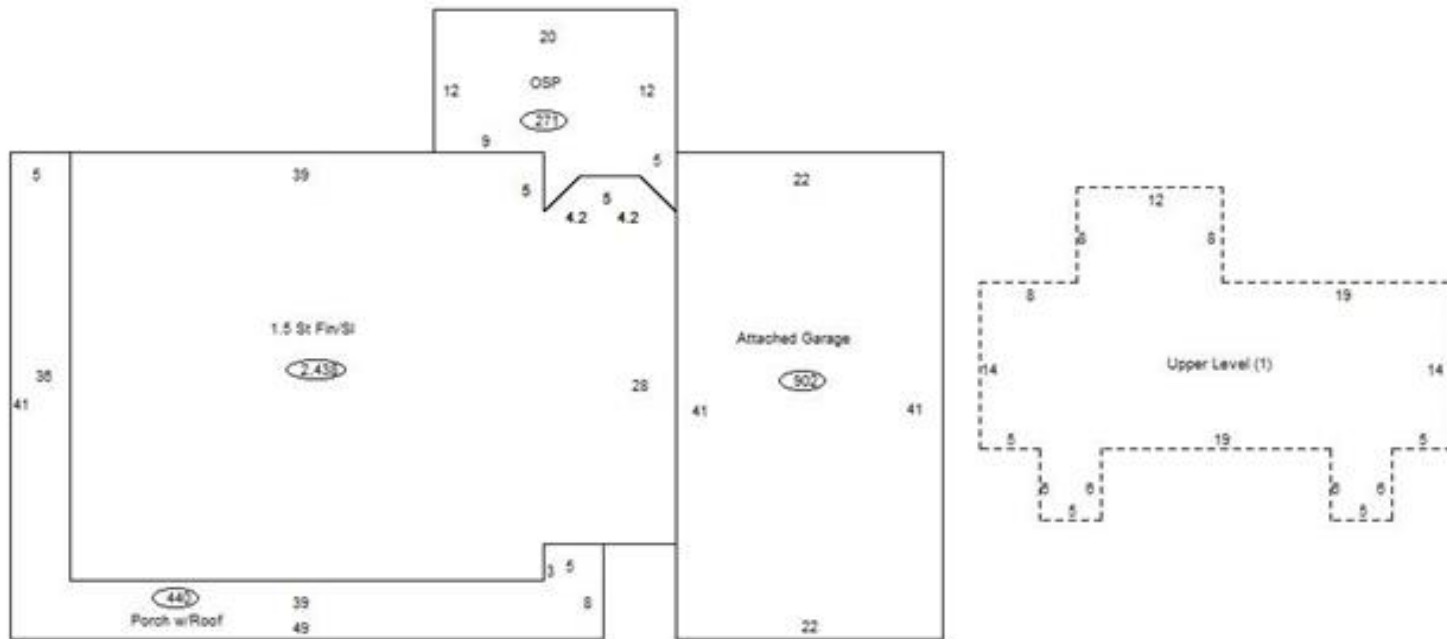
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,736	1.404	2,438
2	G	1		13	Attached Garage	902	1.000	902
3	M	PRCH		13	SLBC	440	1.000	440
4	M	PATO		13	Open Slab	271	1.000	271
5	U	^UL		13	Upper Level (1)	702	1.000	702
Total Building Area						1,736		2,438



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 80)		374		374		374