



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:21:33
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Assessment Data					Primary Image																																																																																																																				
Account 660022861 Parcel ID 000000-00-0-00189-005-0002 Cadastral ID 27-21-14-02820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 291433 BALES, RICHARD & MARTHA REVOCABLE TRUST 7823 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07823 N 154TH E AVE Subdivision CORNERSTONE ADDITION 3 Lot/Block 0002 / 0005 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: 36.26806151 -95.80188516 LOT 2 BLOCK 5 CORNERSTONE 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1191 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,748.00 x 2.52 = 123,059 Factor Value Adjustments 1.0000 Lot Value 123,059		

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	2,062 / 2,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,062
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1988 / 21



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	251,728	122.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	334,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.74	Total Misc Impr	+ 14,243				
Roofing Adj	+ 4.66	Garage Cost	+ 15,149				
Subfloor Adj	+ -2.19	Total RCN	= 300,174				
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 75,044				
Plumbing Adj	+ 9.47	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 225,130				
Adj Base Cost	= 131.32	Lot Value	+ 123,059				
Total Area	x 2,062	Indicated Value	= 348,189				
Adjusted Cost	= 270,782	Value Per SqFt	168.86				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,130		
Lot Value	123,059		
Indicated Value	348,189	168.86	Per SqFt
Agland Value			
Site Improvements	23,420		
Total Value	371,609	180.22	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	56162		88	88	26.65		2,345
PRCH	SLAB PORCH - COVERED	56163	20x12		240	26.18		6,283



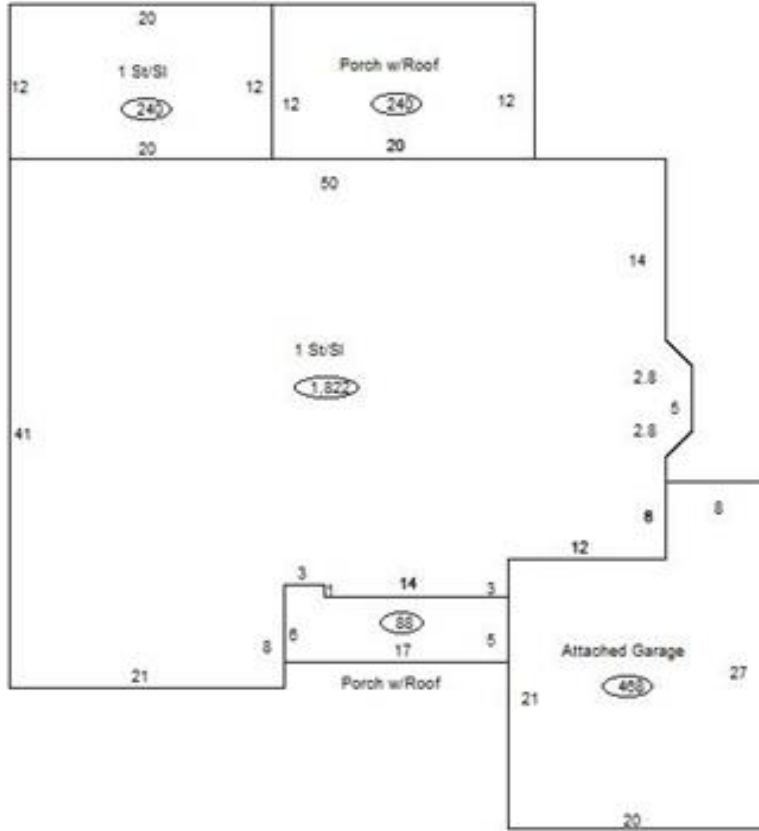
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Sketch Image

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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/Si	1,822	1.000	1,822
2	G	1		13	Attached Garage	468	1.000	468
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	240	1.000	240
5	R	1	Slab	13	1 St/Si	240	1.000	240
Total Building Area						2,062		2,062



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x24x0			720
	Qual	3	Cond 3	Year	2015	Eff Age 8
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (34.24 x 720)	24,653	24,653	1,233	23,420