



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 660022875 Parcel ID 000000-00-0-00192-003-0004 Cadastral ID 27-21-14-02970 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 126604 KNIGHT, JERRY W & REBECCA 7701 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07701 N 154TH E AVE Subdivision CORNERSTONE ADDITION 4 Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1631	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,667.00 x 2.47 = 125,074	
Factor Value		
Adjustments	1.0000	
Lot Value	125,074	

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	2,367 / 2,367
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,367
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	960 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-2\IM 8/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	336,835	142.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	422,480		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	236,087		
Lot Value	125,074		
Indicated Value	361,161	152.58	Per SqFt
Agland Value			
Site Improvements	39,988		
Total Value	401,149	169.48	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.11	Total Misc Impr	+	24,997			
Roofing Adj	+ 4.54	Garage Cost	+	28,598			
Subfloor Adj	+ -2.19	Total RCN	=	357,707			
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	121,620			
Plumbing Adj	+ 9.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	236,087			
Adj Base Cost	= 128.48	Lot Value	+	125,074			
Total Area	x 2,367	Indicated Value	=	361,161			
Adjusted Cost	= 304,112	Value Per SqFt		152.58			

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	56234	41x12		492	25.39		12,492
PRCH	SLAB PORCH - COVERED	56235	264		264	26.10		6,890



Rogers

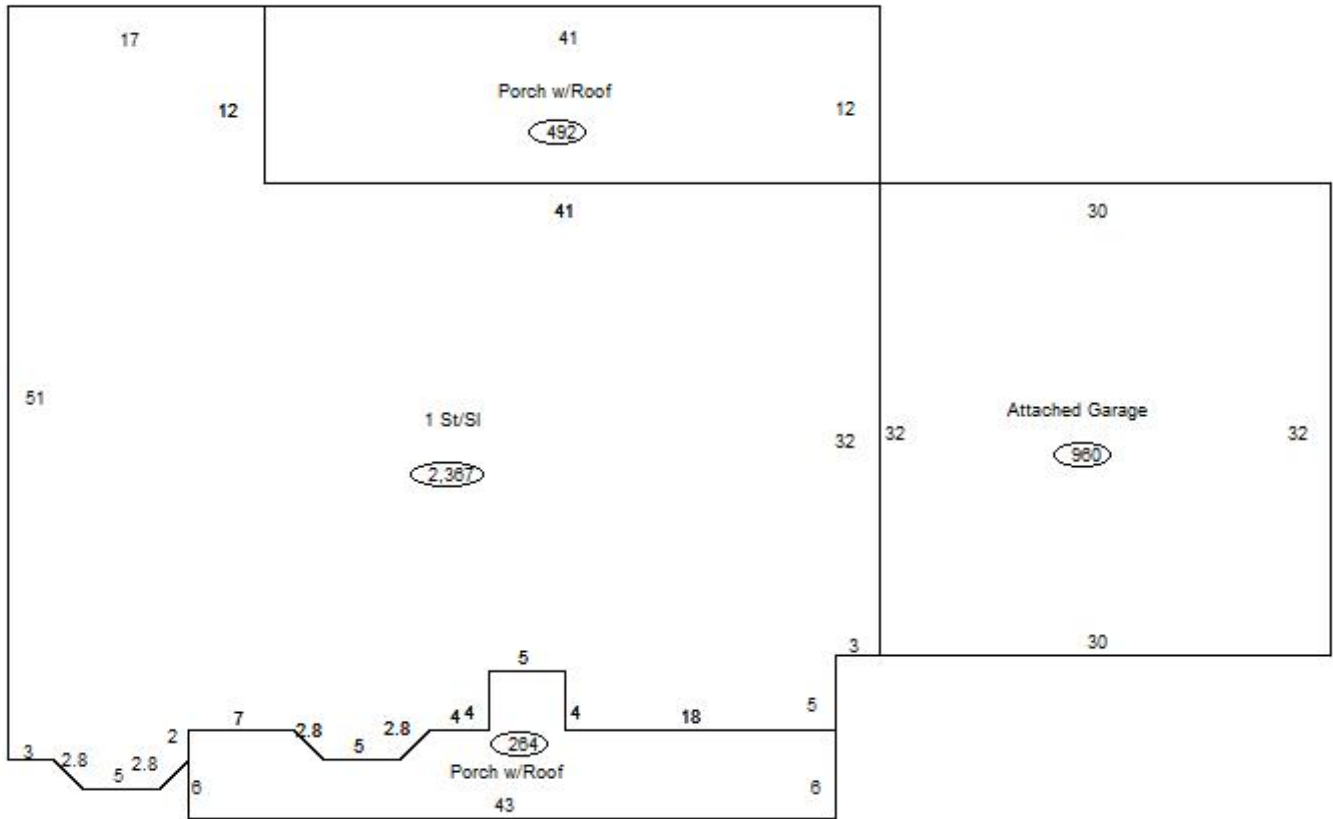
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Sketch Image

660022875



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,367	1.000	2,367
2	G	1		13	Attached Garage	960	1.000	960
3	M	PRCH		13	SLBC	492	1.000	492
4	M	PRCH		13	SLBC	264	1.000	264
Total Building Area						2,367		2,367



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			864	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 864)		32,797		32,797	6,559	26,238
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	11,250	13,750
	STF	STG FAIR	8x12x0			96	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 96)		449		449	449	