



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:01
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Assessment Data					Primary Image																																																																																																																				
Account 660022905 Parcel ID 000000-00-0-00198-001-0002 Cadastral ID 27-21-14-03270 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 215064 DORROUGH, DAVID S & KIM CONNOR DORROUGH TRUSTEES 7809 N 146TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 07809 N 146TH E AVE Subdivision CORNERSTONE WEST Lot/Block 0002 / 0001 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: 36.26731546 -95.81091684 LOT 2 BLOCK 1 CORNERSTONE WEST					Building Permits <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>R21 000033</td> <td>R22- NEW 78X32 DTCH ACC BLDG</td> <td>01/2021</td> <td>06/2021</td> <td>60,000</td> </tr> <tr> <td>P20 000079</td> <td>R22- NEW POOL</td> <td>11/2020</td> <td>06/2021</td> <td>40,000</td> </tr> <tr> <td>R20 000402</td> <td>R21- NEW 8X13 ADD ON/REMODEL</td> <td>09/2020</td> <td>01/2021</td> <td>30,000</td> </tr> <tr> <td>R19 000273</td> <td>R21- NEW 18X34 ADD ON</td> <td>08/2019</td> <td>06/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000033	R22- NEW 78X32 DTCH ACC BLDG	01/2021	06/2021	60,000	P20 000079	R22- NEW POOL	11/2020	06/2021	40,000	R20 000402	R21- NEW 8X13 ADD ON/REMODEL	09/2020	01/2021	30,000	R19 000273	R21- NEW 18X34 ADD ON	08/2019	06/2020																																																																																								
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0799		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	47,039.00 x 2.58 = 121,265		
Factor Value			
Adjustments	1.0000		
Lot Value	121,265		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,472 / 2,692
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,472
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	369,437 137.24 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	361,930 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	285,027
Lot Value	121,265
Indicated Value	406,292 150.93 Per SqFt
Agland Value	
Site Improvements	57,452
Total Value	463,744 172.27 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.43	Total Misc Impr	+ 76,752
Roofing Adj	+ 3.13	Garage Cost	+ 19,258
Subfloor Adj	+ -2.01	Total RCN	= 419,158
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 134,131
Plumbing Adj	+ 10.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 285,027
Adj Base Cost	= 120.04	Lot Value	+ 121,265
Total Area	x 2,692	Indicated Value	= 406,292
Adjusted Cost	= 323,148	Value Per SqFt	150.93

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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	56378	275		275	28.56		7,854
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	56379	148		148	32.07		4,746
PRCH	SLAB PORCH - COVERED	122476	11x10		110	29.17		3,209
GRAT	Garage - Attached	151130	1465		1,465	37.21		54,513



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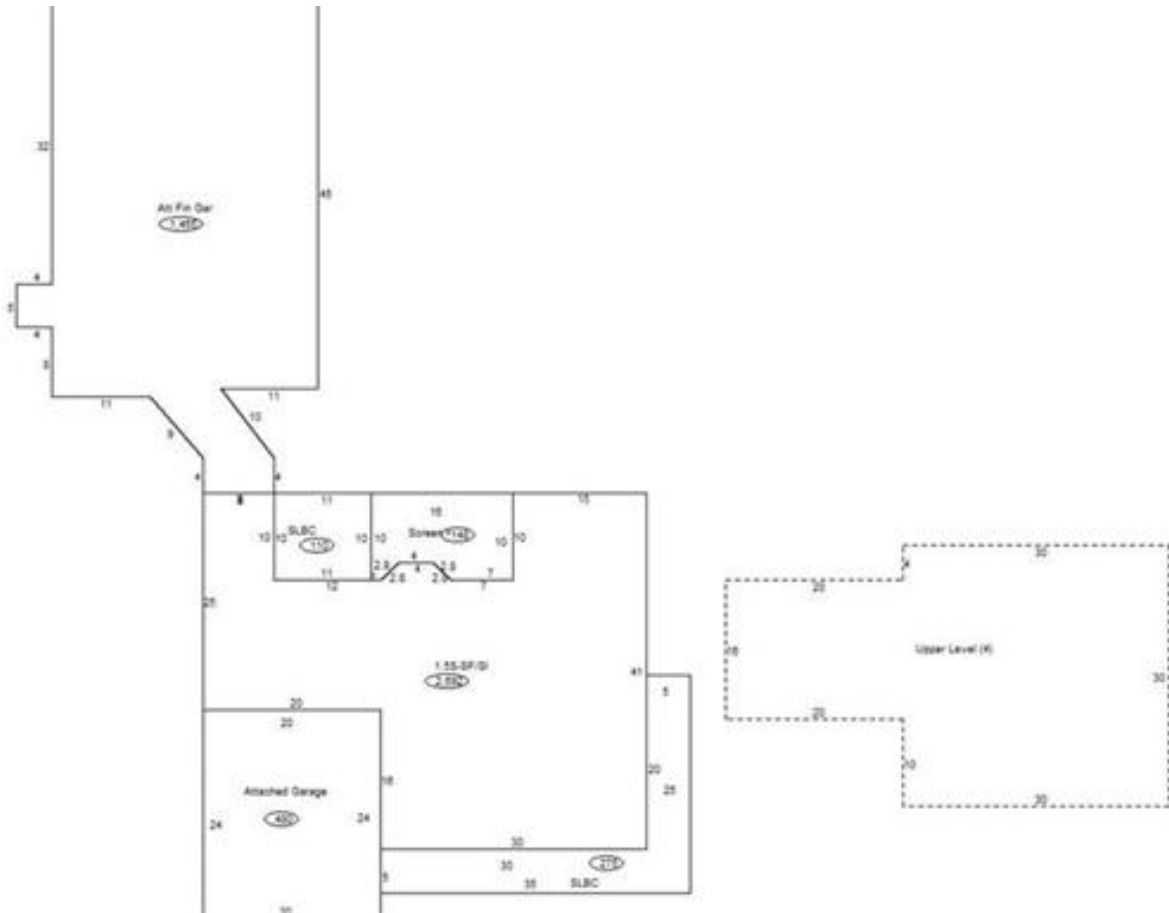
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Sketch Image

660022905



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	480	1.000	480
2	M	PRCH		13	SLBC	275	1.000	275
3	M	EPKS		13	Screen Porch	148	1.000	148
4	R	5	Slab	13	1.5S-SF/SI	1,472	1.829	2,692
5	U	^UL		13	Upper Level (4)	1,220	1.000	1,220
6	M	PRCH		13	SLBC	110	1.000	110
7	G	5		13	Att Fin Gar	1,465	1.000	1,465
Total Building Area						1,472		2,692



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE INSIDE ATT GAR	0x0x0			1
	Qual 4	Cond 4	Year 2021	Eff Age	3	

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	4,500	25,500



Code	Description	Dimensions	Floor	Roofing	Total Units
GRDT	GARAGE - DETACHED	0x0x0			1,380
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (27.24 x 1,380)	37,591		37,591	5,639	31,952