



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 660022906 Parcel ID 000000-00-0-00198-002-0001 Cadastral ID 27-21-14-03280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 272466 SLANKARD, LINDA K TRUSTEE 7812 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07812 N 146TH E AVE Subdivision CORNERSTONE WEST Lot/Block 0001 / 0002 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		
Units Buildable	1	
Non-Ag Acres	1.0231	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,568.00 x 2.66 = 118,670	
Factor Value		
Adjustments	1.0000	
Lot Value	118,670	

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	2,607 / 2,607
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,607
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,025 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	352,410	135.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	392,760		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	267,092		
Lot Value	118,670		
Indicated Value	385,762	147.97	Per SqFt
Agland Value			
Site Improvements	26,520		
Total Value	412,282	158.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.65	Total Misc Impr	+	14,238			
Roofing Adj	+ 4.48	Garage Cost	+	30,535			
Subfloor Adj	+ -2.14	Total RCN	=	370,961			
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	103,869			
Plumbing Adj	+ 7.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	267,092			
Adj Base Cost	= 125.12	Lot Value	+	118,670			
Total Area	x 2,607	Indicated Value	=	385,762			
Adjusted Cost	= 326,188	Value Per SqFt		147.97			

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	56383		288	288	26.03		7,497
PRCH	SLAB PORCH - COVERED	56384		42	42	26.80		1,126



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			960	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 960)	15,360			15,360	3,840	11,520
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000			25,000	10,000	15,000
	STF	STG FAIR	10x20x0			200	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 200)	936			936	936	