



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022909 Parcel ID 000000-00-0-00198-002-0004 Cadastral ID 27-21-14-03310 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 315332 PURDUM, WILLIAM M & TRACEY 7718 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07718 N 146TH E AVE Subdivision CORNERSTONE WEST Lot/Block 0004 / 0002 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: 36.26608905 -95.81166007																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1053		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	48,149.00 x 2.54 = 122,430		
Factor Value			
Adjustments	1.0000		
Lot Value	122,430		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,997 / 2,627
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,997
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1990 / 27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	427,342	162.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	22,560		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.34	Total Misc Impr	+ 26,170
Roofing Adj	+ 4.61	Garage Cost	+ 38,153
Subfloor Adj	+ -3.51	Total RCN	= 409,327
Heat/Cool Adj	+ 16.31	Depreciation (34%)	- 139,171
Plumbing Adj	+ 9.58	Lump Sums	+ 15,080
Basement Adj	+ 0.00	RCNLD	= 285,236
Adj Base Cost	= 131.33	Lot Value	+ 122,430
Total Area	x 2,627	Indicated Value	= 407,666
Adjusted Cost	= 345,004	Value Per SqFt	155.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,236		
Lot Value	122,430		
Indicated Value	407,666	155.18	Per SqFt
Agland Value			
Site Improvements	57,617		
Total Value	465,283	177.12	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	56401		353	353	31.77		11,215
PRCH	SLAB PORCH - COVERED	56402	20x12		240	32.13		7,711
WODO	WOOD DECK - OPEN	126669		711	711	21.21		15,080



Rogers

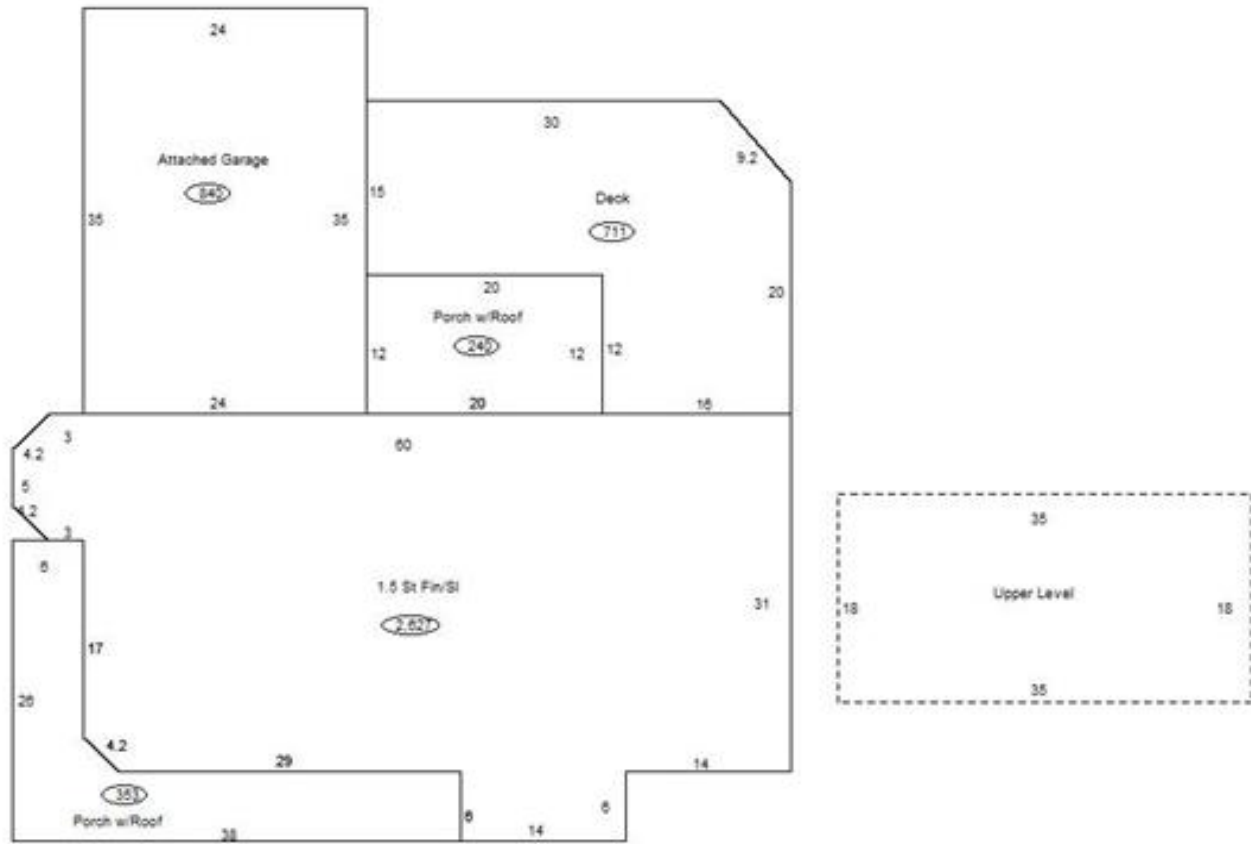
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Sketch Image

660022909



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/Sl	1,997	1.315	2,627
2	G	1		13	Attached Garage	840	1.000	840
3	U	^UL	Overhang	13	Upper Level	630	1.000	630
4	M	PRCH		13	SLBC	353	1.000	353
5	M	PRCH		13	SLBC	240	1.000	240
6	M	WODO		13	WODO	711	1.000	711
Total Building Area						1,997		2,627



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM GUNITE	0x0x0			1
	Qual 4	Cond 4	Year 2001	Eff Age	15	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (57% Phys/ % Func) 17,100	RCNLD 12,900
	GRDT	GARAGE - DETACHED	0x0x0			936
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (27.24 x 936) 25,497		Modifier Total	RCN 25,497	Depr (5% Phys/ % Func) 1,275	RCNLD 24,222
	GRDT	GARAGE - DETACHED	0x0x0			792
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (27.24 x 792) 21,574		Modifier Total	RCN 21,574	Depr (5% Phys/ % Func) 1,079	RCNLD 20,495