



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 660022911 Parcel ID 000000-00-0-00198-002-0006 Cadastral ID 27-21-14-03330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 308963 THOMSON, MELBA SUE 7706 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07706 N 146TH E AVE Subdivision CORNERSTONE WEST Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022</p>														
Legal Description Lat/Long: 36.26524201 -95.81164594																			
LOT 6 BLOCK 2 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2298/607	RAU, M SUE	12/21/2012	0	4										
					1785/691	JOHNSON, MARC E &	06/15/2006	220,000	YES										
					1039/277	WORLEY, CALVIN L &	08/26/1996	141,500	No										
					936/685	PAT WOODS CONSTRUCTION INC	11/17/1993	138,500	Yes										
					908/820	SOKOLOSKY, D M &	03/08/1993	21,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	2007		Land Value 124,602	42,791	11%	4,707	Assessed	29,974	2,936.25										
Year Frozen	0		Improvements 243,367	229,704		25,267	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-98.00										
TIF Project ID	0		Total Value 367,969	272,495		29,974	Total Taxable	28,974	2,838.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660022911	THOMSON, MELBA SUE			3	365,947	1000	28,102	2,753.00										
2024	2024-660022911	RUSSELL, M SUE			3	395,428	1000	27,254	2,618.00										
2023	2023-660022911	RUSSELL, M SUE			3	249,373	1000	26,431	2,477.00										
2022	2022-660022911	RUSSELL, M SUE			3	255,320	1000	27,085	2,654.00										
2021	2021-660022911	RUSSELL, M SUE			3	259,604	1000	27,556	2,666.00										
2020	2020-660022911	RUSSELL, M SUE			3	255,333	1000	26,757	2,585.00										
2019	2019-660022911	RUSSELL, M SUE			3	244,990	1000	25,949	2,508.00										
2018	2018-660022911	RUSSELL, M SUE			3	251,661	1000	26,683	2,484.00										
2017	2017-660022911	RUSSELL, M SUE			3	249,579	1000	26,454	2,488.00										
2016	2016-660022911	RUSSELL, M SUE			3	243,186	1000	25,698	2,419.00										
2015	2015-660022911	RUSSELL, M SUE			3	235,643	1000	24,921	2,363.00										
2014	2014-660022911	RUSSELL, M SUE			3	237,580	1000	24,190	2,315.00										
2013	2013-660022911	RUSSELL, M SUE			3	223,733	1000	23,456	2,197.00										



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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1528	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,217.00 x 2.48 = 124,602	
Factor Value		
Adjustments	1.0000	
Lot Value	124,602	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,304 / 2,304
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,304
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	534 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\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	285,696	124.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	310,190		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	243,367		
Lot Value	124,602		
Indicated Value	367,969	159.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	367,969	159.71	Total Value Per SqFt

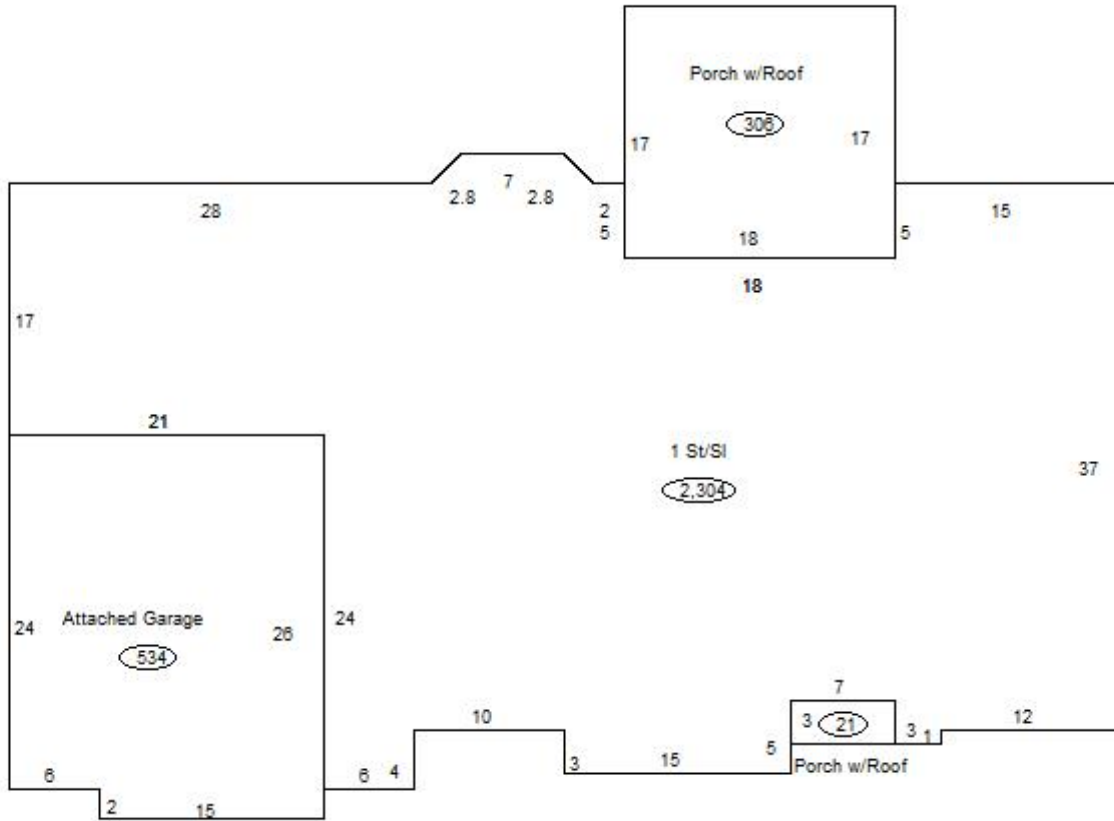
Cost Approach				Manual : 01/2025			
Base Cost	109.82	Total Misc Impr	+	15,758			
Roofing Adj	+ 5.22	Garage Cost	+	20,954			
Subfloor Adj	+ -3.40	Total RCN	=	352,706			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	109,339			
Plumbing Adj	+ 11.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	243,367			
Adj Base Cost	= 137.15	Lot Value	+	124,602			
Total Area	x 2,304	Indicated Value	=	367,969			
Adjusted Cost	= 315,994	Value Per SqFt		159.71			

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
PRCH	SLAB PORCH - COVERED	56410		306	306	28.46		8,709
PRCH	SLAB PORCH - COVERED	56411		7x3	21	29.46		619



Sketch Image

660022911



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,304	1.000	2,304
2	G	1		13	Attached Garage	534	1.000	534
3	M	PRCH		13	SLBC	306	1.000	306
4	M	PRCH		13	SLBC	21	1.000	21
Total Building Area						2,304		2,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 192)		899		899	899	