



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:13:52
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Assessment Data					Primary Image																																																																																																																				
Account 660022914 Parcel ID 000000-00-0-00198-003-0001 Cadastral ID 27-21-14-03360 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 125024 STEPHENS, TROY E & SUSAN G CO TRUSTEES 7723 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07723 N 146TH E AVE Subdivision CORNERSTONE WEST Lot/Block 0001 / 0003 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: 36.26655490 -95.81045280																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1901		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	51,840.00 x 2.44 = 126,306		
Factor Value			
Adjustments	1.0000		
Lot Value	126,306		



\\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	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,107 / 2,536
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,107
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 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	293,224 115.62 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	282,940 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	246,513
Lot Value	126,306
Indicated Value	372,819 147.01 Per SqFt
Agland Value	
Site Improvements	
Total Value	372,819 147.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.76	Total Misc Impr	+ 33,525
Roofing Adj	+ 4.41	Garage Cost	+ 17,548
Subfloor Adj	+ -2.83	Total RCN	= 362,519
Heat/Cool Adj	+ 14.47	Depreciation (32%)	- 116,006
Plumbing Adj	+ 7.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 246,513
Adj Base Cost	= 122.81	Lot Value	+ 126,306
Total Area	x 2,536	Indicated Value	= 372,819
Adjusted Cost	= 311,446	Value Per SqFt	147.01

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
EPSW	ENCLOSED PORCH - SOLID WALL	56425	18x15		270	75.12		20,282
PRCH	SLAB PORCH - COVERED	56426	14x3		42	29.40		1,235
PATO	SLAB PORCH - OPEN	56427	424		424	9.69		4,109
PRCH	SLAB PORCH - COVERED	56428	10x5		50	29.37		1,469



Rogers

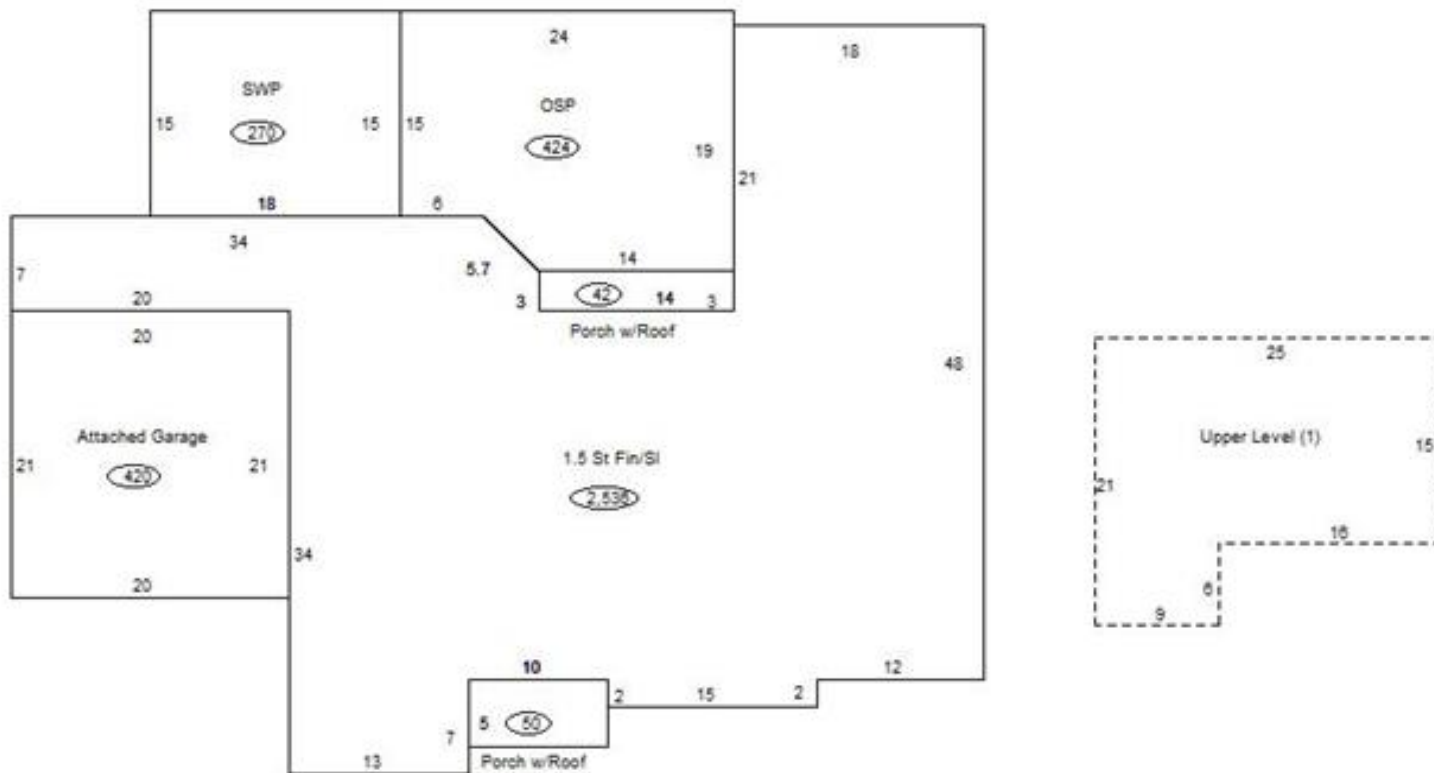
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Sketch Image

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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	2,107	1.204	2,536
2	G	1		13	Attached Garage	420	1.000	420
3	M	EPSW		13	EPSW	270	1.000	270
4	M	PRCH		13	SLBC	42	1.000	42
5	M	PATO		13	Open Slab	424	1.000	424
6	M	PRCH		13	SLBC	50	1.000	50
7	U	^UL		13	Upper Level (1)	429	1.000	429
Total Building Area						2,107		2,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)		374			374	374