



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:58:11
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Assessment Data					Primary Image																																																																																																																																																																	
Account 660022960 Parcel ID 000000-00-0-00193-003-0009 Cadastral ID 27-21-14-03830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345187 CHANG, STEVE & VANG YOUA CHANG 7721 N 156TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07721 156TH E AVE Subdivision CORNERSTONE ADDITION 5 Lot/Block 0009 / 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: 36.26612585 -95.79907911																																																																																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1162 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,622.00 x 2.53 = 122,927 Factor Value Adjustments 0.8424 Lot Value 103,551		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,854 / 1,854
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,854
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	218,570	117.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	323,820		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,732		
Lot Value	103,551		
Indicated Value	265,283	143.09	Per SqFt
Agland Value			
Site Improvements	10,800		
Total Value	276,083	148.91	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.24	Total Misc Impr	+ 11,367				
Roofing Adj	+ 4.10	Garage Cost	+ 16,158				
Subfloor Adj	+ -1.05	Total RCN	= 248,818				
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 87,086				
Plumbing Adj	+ 7.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 161,732				
Adj Base Cost	= 119.36	Lot Value	+ 103,551				
Total Area	x 1,854	Indicated Value	= 265,283				
Adjusted Cost	= 221,293	Value Per SqFt	143.09				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	56652	12x7		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	56653	45x4		180	23.64		4,255



Rogers

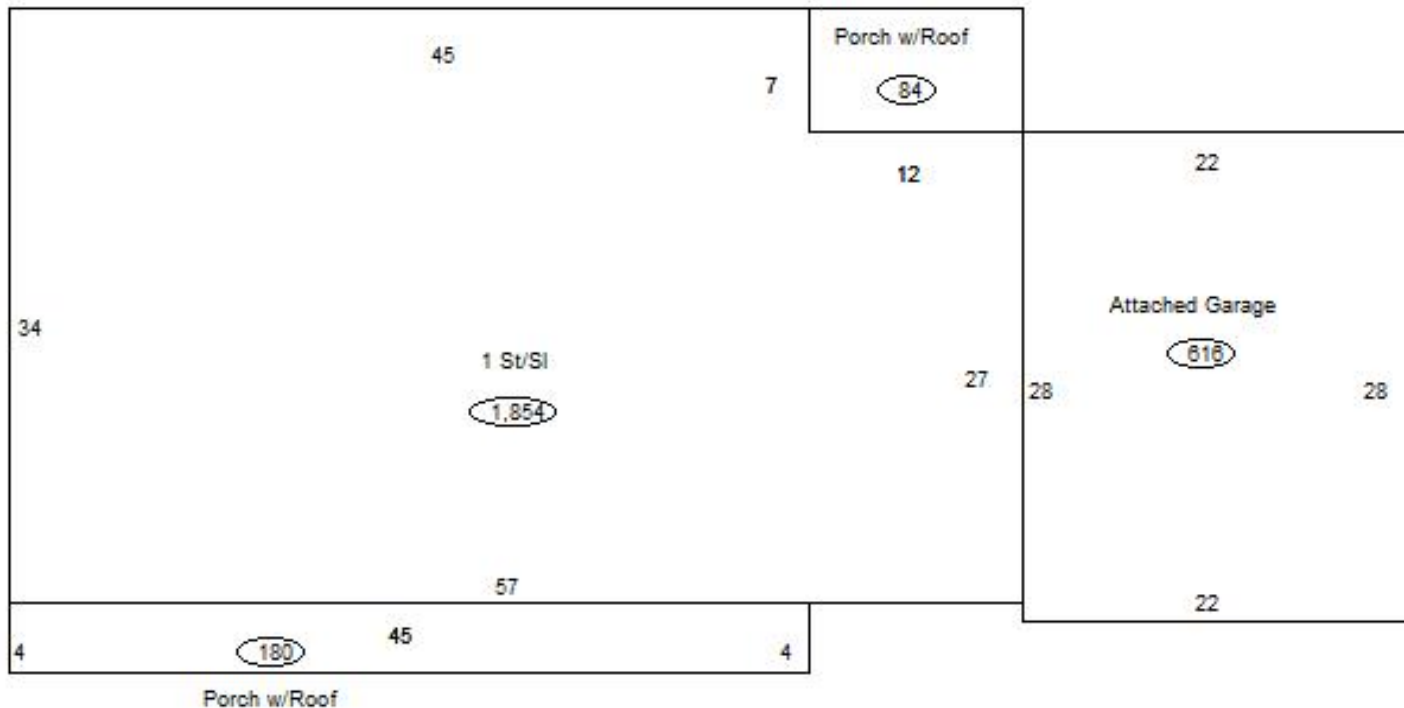
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Sketch Image

660022960



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,854	1.000	1,854
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,854		1,854



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			900
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (16.00 x 900)		14,400	14,400	3,600		10,800