



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:08:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029283 <b>Parcel ID</b> 000000-00-0-00507-001-0003 <b>Cadastral ID</b> 34-21-14-01330 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 292082 JAMES, DEAN A  7496 N 146TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07496 N 146TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26367188 -95.81079453 LOT 3 BLOCK 1 MEADOWS, THE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8766	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	38,184.00 x 2.70 = 103,097	
Factor Value		
Adjustments	1.0000	
Lot Value	103,097	

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	2,186 / 2,186
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,186
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	317,821	145.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	348,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.27	Total Misc Impr	+	16,500			
Roofing Adj	+ 4.60	Garage Cost	+	43,553			
Subfloor Adj	+ -2.19	Total RCN	=	338,571			
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	-	145,586			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	192,985			
Adj Base Cost	= 127.41	Lot Value	+	103,097			
Total Area	x 2,186	Indicated Value	=	296,082			
Adjusted Cost	= 278,518	Value Per SqFt		135.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,985		
Lot Value	103,097		
Indicated Value	296,082	135.44	Per SqFt
Agland Value			
Site Improvements	455		
Total Value	296,537	135.65	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	69940		332	332	25.89		8,595
PATO	SLAB PORCH - OPEN	69941	14x10		140	11.11		1,555
PATO	SLAB PORCH - OPEN	69942	16x4		64	11.48		735





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			216	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 216)		1,011			1,011	556	455
	STF	STG FAIR	8x14x0			112	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 112)		524			524	524	