



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660029284 Parcel ID 000000-00-0-00507-001-0004 Cadastral ID 34-21-14-01340 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 289870 FREEMAN, AFTON N & MARY LOUISE-TRUSTEES 7485 N 145TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07485 N 145TH E AVE Subdivision MEADOWS THE Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26312400 -95.81172142																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8585 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 37,396.00 x 2.70 = 100,969 Factor Value Adjustments 1.0000 Lot Value 100,969		

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	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished 2 Stalls
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	185,336	121.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	203,720 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.41	Total Misc Impr	+ 15,348				
Roofing Adj	+ 4.95	Garage Cost	+ 16,559				
Subfloor Adj	+ -2.31	Total RCN	= 244,317				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 105,056				
Plumbing Adj	+ 10.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,261				
Adj Base Cost	= 138.83	Lot Value	+ 100,969				
Total Area	x 1,530	Indicated Value	= 240,230				
Adjusted Cost	= 212,410	Value Per SqFt	157.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,261		
Lot Value	100,969		
Indicated Value	240,230	157.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,230	157.01	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	69945	6x4		24	26.85	644
PRCH	SLAB PORCH - COVERED	69946	6x5		30	26.84	805
EPSW	ENCLOSED PORCH - SOLID WALL	121993	201		201	69.15	13,899



Rogers

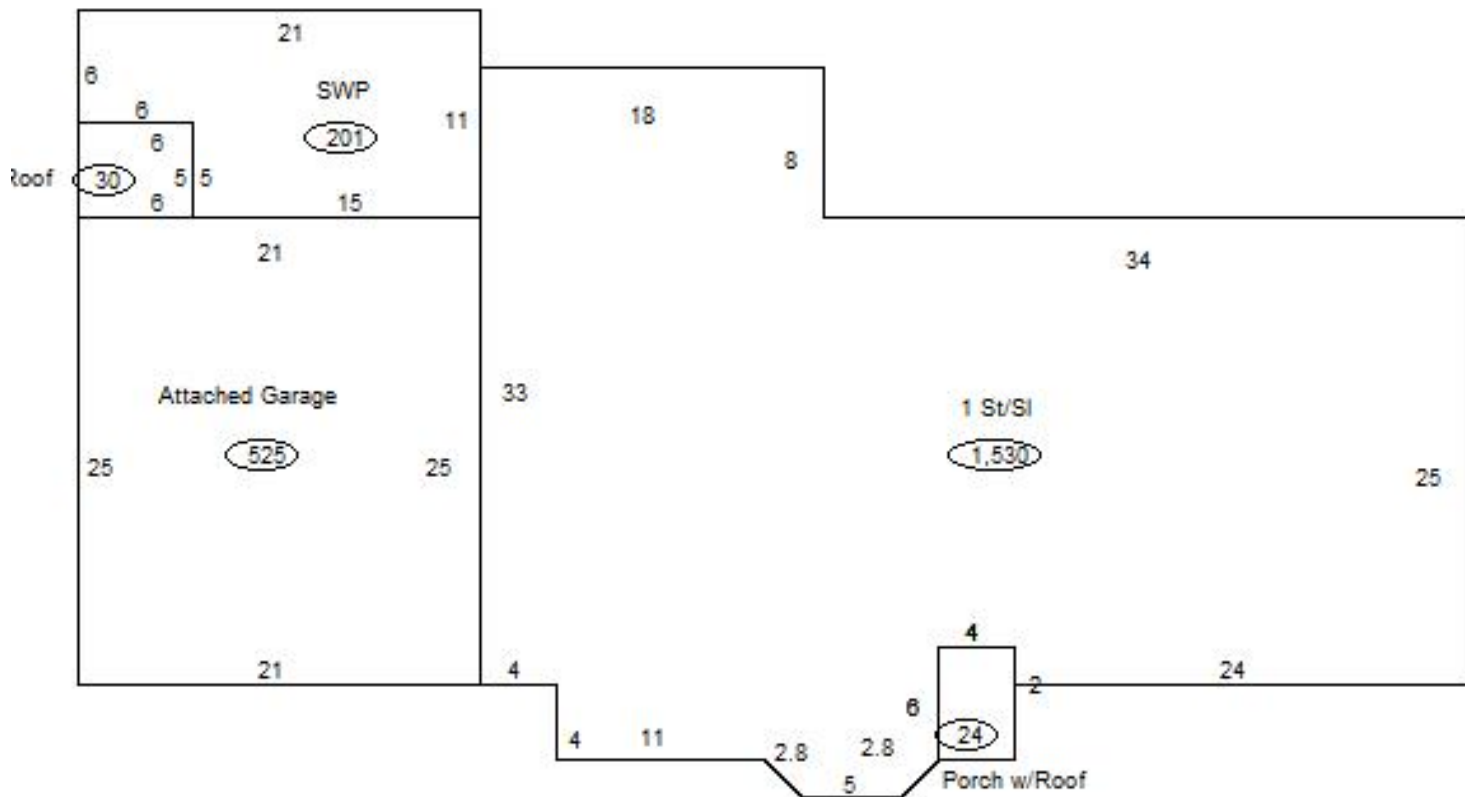
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,530	1.000	1,530
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	30	1.000	30
5	M	EPSW		13	EPSW	201	1.000	201
Total Building Area						1,530		1,530



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						