



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:53:28
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Assessment Data					Primary Image																																																																																																																				
Account 660029289 Parcel ID 000000-00-0-00507-001-0009 Cadastral ID 34-21-14-01390 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 343777 TORRES, ROSIE & GABRIEL QUIROZ 7456 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07456 N 146TH E AVE Subdivision MEADOWS THE Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.26226350 -95.81089223																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8818	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	38,410.00 x 2.70 = 103,707	
Factor Value		
Adjustments	1.0000	
Lot Value	103,707	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,054 / 2,078
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,054
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	198,230	95.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	227,740		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.57	Total Misc Impr	+	12,552			
Roofing Adj	+ 2.50	Garage Cost	+	12,487			
Subfloor Adj	+ -0.66	Total RCN	=	252,892			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	111,272			
Plumbing Adj	+ 6.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	141,620			
Adj Base Cost	= 109.65	Lot Value	+	103,707			
Total Area	x 2,078	Indicated Value	=	245,327			
Adjusted Cost	= 227,853	Value Per SqFt		118.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,620		
Lot Value	103,707		
Indicated Value	245,327	118.06	Per SqFt
Agland Value			
Site Improvements	5,645		
Total Value	250,972	120.78	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69967		80	80	24.02		1,922
PRCH	SLAB PORCH - COVERED	69968		236	236	23.45		5,534



Rogers

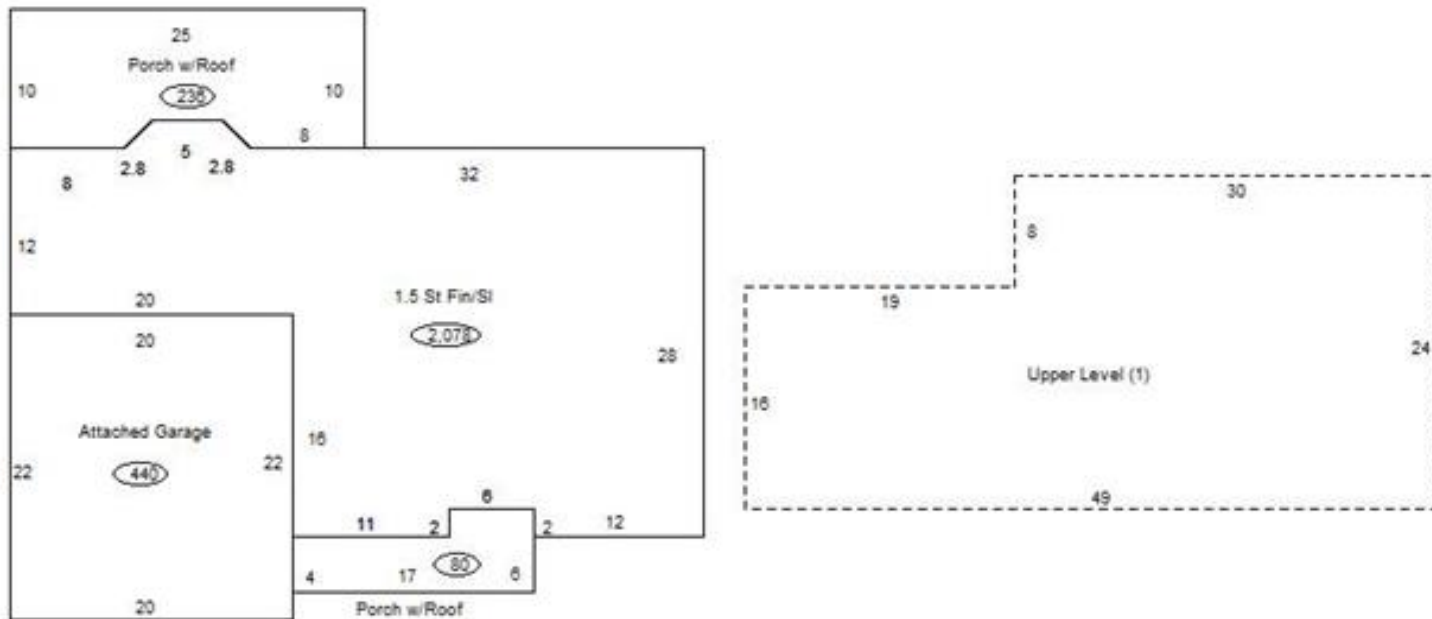
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Sketch Image

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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/SI	1,054	1.972	2,078
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	236	1.000	236
5	U	^UL		13	Upper Level (1)	1,024	1.000	1,024
Total Building Area						1,054		2,078



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,008
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (16.00 x 1,008)		16,128	16,128	10,483		5,645