



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:53:32  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029291 <b>Parcel ID</b> 000000-00-0-00507-001-0011 <b>Cadastral ID</b> 34-21-14-01410 <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> 326460 CULVER, ZACKARY A  7436 N 146TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07436 N 146TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0011 / 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: 36.26183138 -95.81089110																																																																																																																									
<b>Legal Description</b> LOT 11 BLOCK 1 MEADOWS, THE					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image																													
Lot Size																																	
Lot Count																																	
Units Buildable	1																																
Non-Ag Acres	0.8765																																
Topography																																	
Street Access																																	
Utilities																																	
Amenities	LAND QUALITY	0	0																														
Method	Square-Foot																																
Base Lot Value	38,179.00 x 2.70 = 103,083																																
Factor Value				<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022</p>																													
Adjustments	1.0000			<b>GRM Approach</b>																													
Lot Value	103,083			<table border="1"> <tr> <td>GRM Code</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> <td></td> <td></td> </tr> </table>		GRM Code				Gross Rent	0.00			Indicated Value																			
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<b>Residential Data</b>				<b>Multiple Regression</b>																													
Type	1 Single Family Residence			<table border="1"> <tr> <td>MRA Code</td> <td>1 Test</td> <td></td> <td></td> </tr> <tr> <td>Adjusted R</td> <td>0.8445</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>220,743</td> <td>118.68</td> <td>Per SqFt</td> </tr> </table>		MRA Code	1 Test			Adjusted R	0.8445			Indicated Value	220,743	118.68	Per SqFt																
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Condition	3 - Average			<b>Direct Comparables</b>																													
Quality	3 - Average			<table border="1"> <tr> <td>Selection Model</td> <td>A Adam Test</td> <td></td> <td></td> </tr> <tr> <td>Adjustment Model</td> <td>1 2022 Residential</td> <td></td> <td></td> </tr> <tr> <td>Comparables</td> <td>2</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>271,150</td> <td></td> <td>Per SqFt</td> </tr> </table>		Selection Model	A Adam Test			Adjustment Model	1 2022 Residential			Comparables	2			Indicated Value	271,150		Per SqFt												
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Architecture				<b>Value Reconciliation</b>																													
Style	100% Two Story			<table border="1"> <tr> <td>Selected Approach</td> <td>Cost Approach</td> <td></td> <td></td> </tr> <tr> <td>Improvements</td> <td>164,979</td> <td></td> <td></td> </tr> <tr> <td>Lot Value</td> <td>103,083</td> <td></td> <td></td> </tr> <tr> <td>Indicated Value</td> <td>268,062</td> <td>144.12</td> <td>Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Site Improvements</td> <td>17,280</td> <td></td> <td></td> </tr> <tr> <td>Total Value</td> <td>285,342</td> <td>153.41</td> <td>Total Value Per SqFt</td> </tr> </table>		Selected Approach	Cost Approach			Improvements	164,979			Lot Value	103,083			Indicated Value	268,062	144.12	Per SqFt	Agland Value				Site Improvements	17,280			Total Value	285,342	153.41	Total Value Per SqFt
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Exterior Wall	100% Veneer, Masonry																																
Base/Total Area	816 / 1,860																																
Style	100% Two Story																																
HVAC	100% Warmed & Cooled Air																																
Roof Cover	1 Composition Shingle																																
Area on Slab	816																																
Fixture/RghIn	11 /																																
Bed/F/H Bath	3 / 2.0 /																																
Basement Area																																	
Garage Type	456 Attached Garage - Unfinished																																
Remodel	RMA -																																
Year/Eff Age	1979 / 23																																
<b>Cost Approach</b>		<b>Manual : 01/2025</b>																															
Base Cost	88.23	Total Misc Impr	+ 8,751																														
Roofing Adj	+ 2.42	Garage Cost	+ 14,875																														
Subfloor Adj	+ -1.14	Total RCN	= 229,137																														
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 64,158																														
Plumbing Adj	+ 8.34	Lump Sums	+ 0																														
Basement Adj	+ 0.00	RCNLD	= 164,979																														
Adj Base Cost	= 110.49	Lot Value	+ 103,083																														
Total Area	x 1,860	Indicated Value	= 268,062																														
Adjusted Cost	= 205,511	Value Per SqFt	144.12																														

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40	5,615
PATO	SLAB PORCH - OPEN	69976	20x18		360	8.71	3,136



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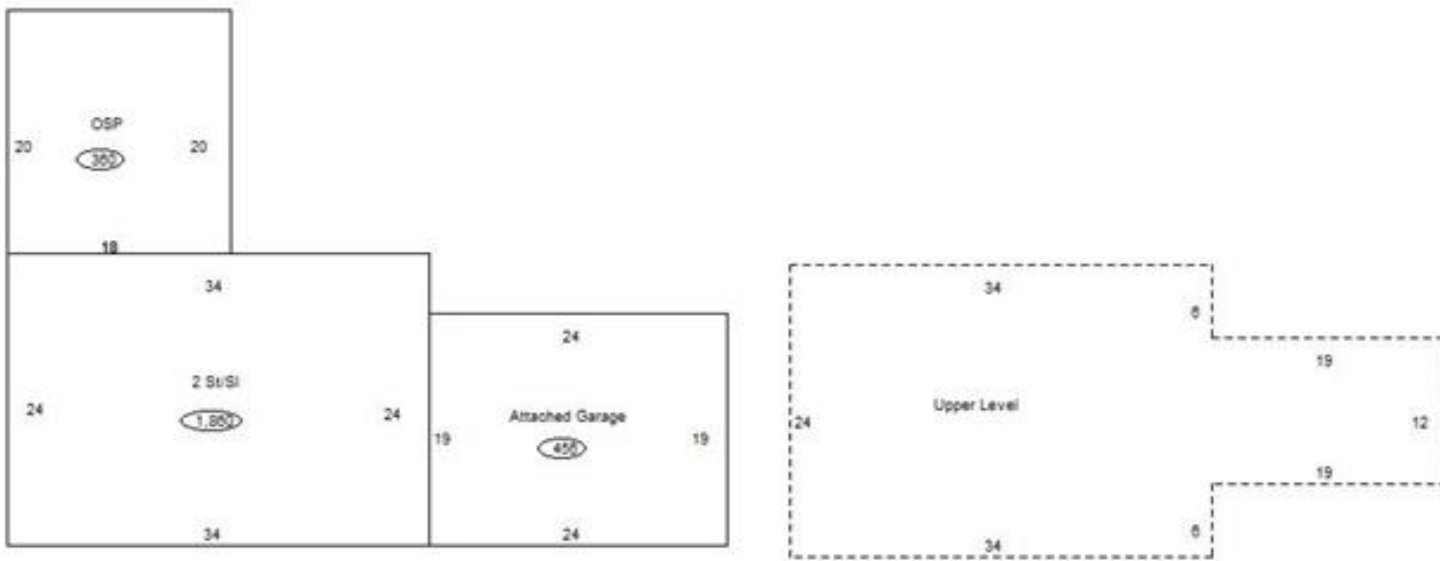
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### Sketch Image

660029291



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	816	2.279	1,860
2	G	1		13	Attached Garage	456	1.000	456
3	M	PATO		13	Open Slab	360	1.000	360
4	U	^UL	Overhang	13	Upper Level	1,044	1.000	1,044
<b>Total Building Area</b>						816		1,860



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,440
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 1,440)	23,040		23,040	5,760	17,280
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000	25,000	