



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029294 <b>Parcel ID</b> 000000-00-0-00507-001-0014 <b>Cadastral ID</b> 34-21-14-01440 <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> 135904 HACKL, KENNETH PAUL & MARILYN DIANNE-CO TRUSTEES  7405 N 145TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07405 N 145TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0014 / 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: 36.26096693 -95.81172607																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.8773 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 38,217.00 x 2.70 = 103,186 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 103,186		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,535 / 1,535
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,535
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	540 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	202,684	132.04	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	225,800		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.82	<b>Total Misc Impr</b>	+ 11,427				
<b>Roofing Adj</b>	+ 4.39	<b>Garage Cost</b>	+ 14,575				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 222,022				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 45%)</b>	- 99,910				
<b>Plumbing Adj</b>	+ 9.17	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 122,112				
<b>Adj Base Cost</b>	= 127.70	<b>Lot Value</b>	+ 103,186				
<b>Total Area</b>	x 1,535	<b>Indicated Value</b>	= 225,298				
<b>Adjusted Cost</b>	= 196,020	<b>Value Per SqFt</b>	146.77				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	122,112		
<b>Lot Value</b>	103,186		
<b>Indicated Value</b>	225,298	146.77	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	35,407		
<b>Total Value</b>	260,705	169.84	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	69990	16x12		192	23.59		4,529
PRCH	SLAB PORCH - COVERED	69991	15x5		75	24.03		1,802



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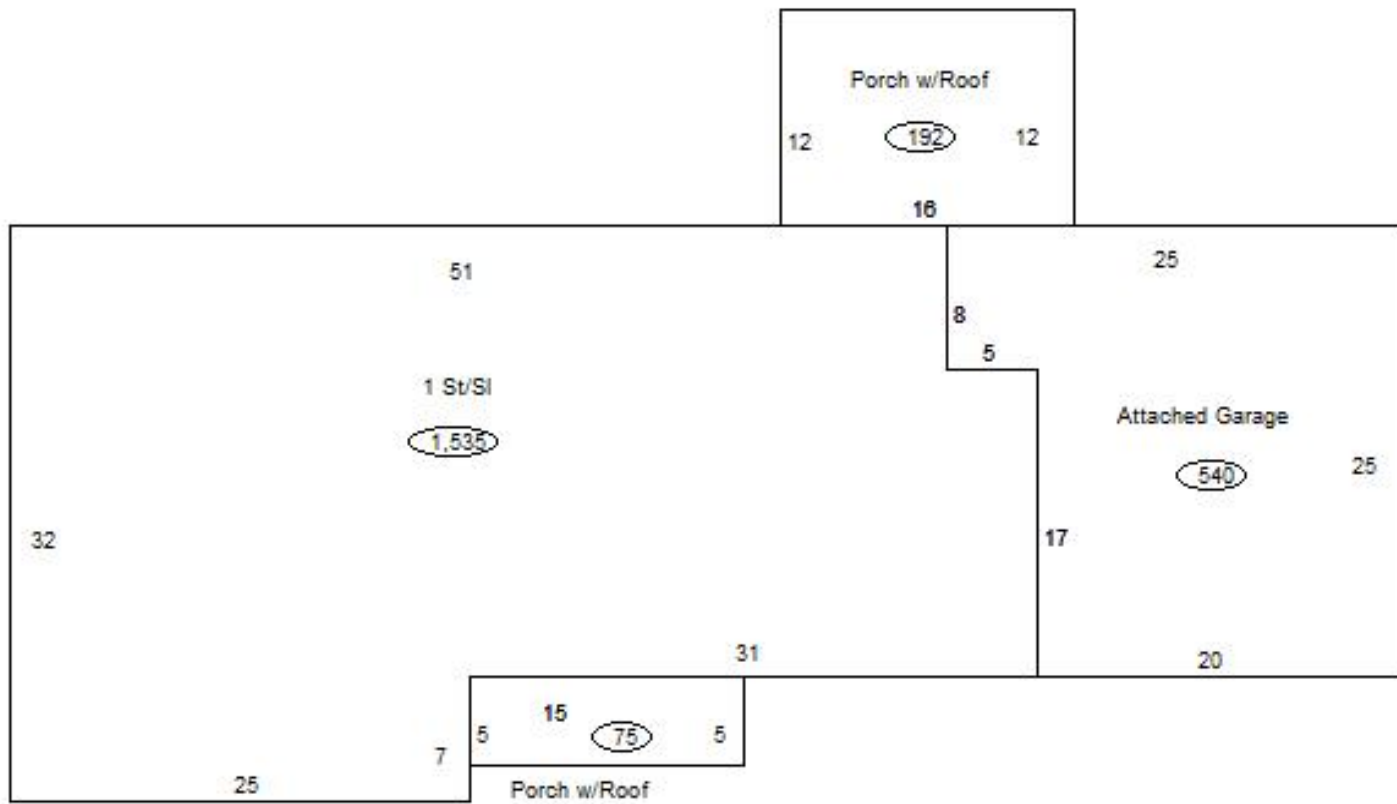
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### Sketch Image

660029294



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,535	1.000	1,535
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	75	1.000	75
<b>Total Building Area</b>						1,535		1,535



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x26x0			520
	Qual 2	Cond 3	Year 2014	Eff Age 9		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (35.24 x 520)	18,325	18,325	2,749	15,576
	GRDT	GARAGE - DETACHED	0x0x0			1,120
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 1,120)	30,509	30,509	10,678	19,831