



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660029295 Parcel ID 000000-00-0-00507-001-0015 Cadastral ID 34-21-14-01450 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 215004 ADSIT, SCOTT R & ANNETTE R 7406 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07406 N 146TH E AVE Subdivision MEADOWS THE Lot/Block 0015 / 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: 36.26095787 -95.81087390																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.8791							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	38,295.00 x 2.70 = 103,397							
Factor Value								
Adjustments	1.0000							
Lot Value	103,397							
Residential Data								
Type	1 Single Family Residence							
Condition	2.5 - Fair							
Quality	3 - Average							
Architecture								
Style	100% 1 1/2 Story Finished							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	1,687 / 1,867							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,687							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	500 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1978 / 42							
Cost Approach								
Manual : 01/2025								
Base Cost	101.79	Total Misc Impr	+	6,474				
Roofing Adj	+ 4.40	Garage Cost	+	15,930				
Subfloor Adj	+ -2.09	Total RCN	=	255,872				
Heat/Cool Adj	+ 12.64	Depreciation (48%)	-	122,819				
Plumbing Adj	+ 8.31	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	133,053				
Adj Base Cost	= 125.05	Lot Value	+	103,397				
Total Area	x 1,867	Indicated Value	=	236,450				
Adjusted Cost	= 233,468	Value Per SqFt		126.65				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	133,053							
Lot Value	103,397							
Indicated Value	236,450		126.65	Per SqFt				
Agland Value								
Site Improvements	3,344							
Total Value	239,794		128.44	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	69994		32	32	26.83		859

\\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	210,320	112.65 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	4	
Indicated Value	236,490	Per SqFt



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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	1,687	1.107	1,867
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	32	1.000	32
4	O	PRCH		13	SLBC	126	1.000	126
5	U	^UL	Overhang	13	Upper Level	180	1.000	180
Total Building Area						1,687		1,867



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)		749		749	749
	PRCH	SLAB PORCH - OPEN	6x0x0			126
	Qual	0	Cond 0	Year	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
	Base Cost (26.54 x 126)		3,344		3,344	3,344
	CP	Carport Dirt	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					