



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 660029296 Parcel ID 000000-00-0-00507-002-0001 Cadastral ID 34-21-14-01460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 307884 GAONA, FRANCISCO 7497 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07497 N 146TH E AVE Subdivision MEADOWS THE Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">06/23/2022 09:56</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.26365817 -95.81003533 LOT 1 BLOCK 2 MEADOWS, THE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.8876 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,665.00 x 2.70 = 104,396 Factor Value Adjustments 1.0000 Lot Value 104,396		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,540
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	518 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	170,687	110.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	207,750		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.78	Total Misc Impr	+	15,603			
Roofing Adj	+ 4.39	Garage Cost	+	14,110			
Subfloor Adj	+ -1.15	Total RCN	=	226,279			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	101,826			
Plumbing Adj	+ 9.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,453			
Adj Base Cost	= 127.64	Lot Value	+	104,396			
Total Area	x 1,540	Indicated Value	=	228,849			
Adjusted Cost	= 196,566	Value Per SqFt		148.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,453		
Lot Value	104,396		
Indicated Value	228,849	148.60	Per SqFt
Agland Value			
Site Improvements	5,069		
Total Value	233,918	151.89	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	69999	16x4		64	24.07		1,540
PRCH	SLAB PORCH - COVERED	70000	23x15		345	23.16		7,990
PATO	SLAB PORCH - OPEN	70001	15x6		90	10.86		977



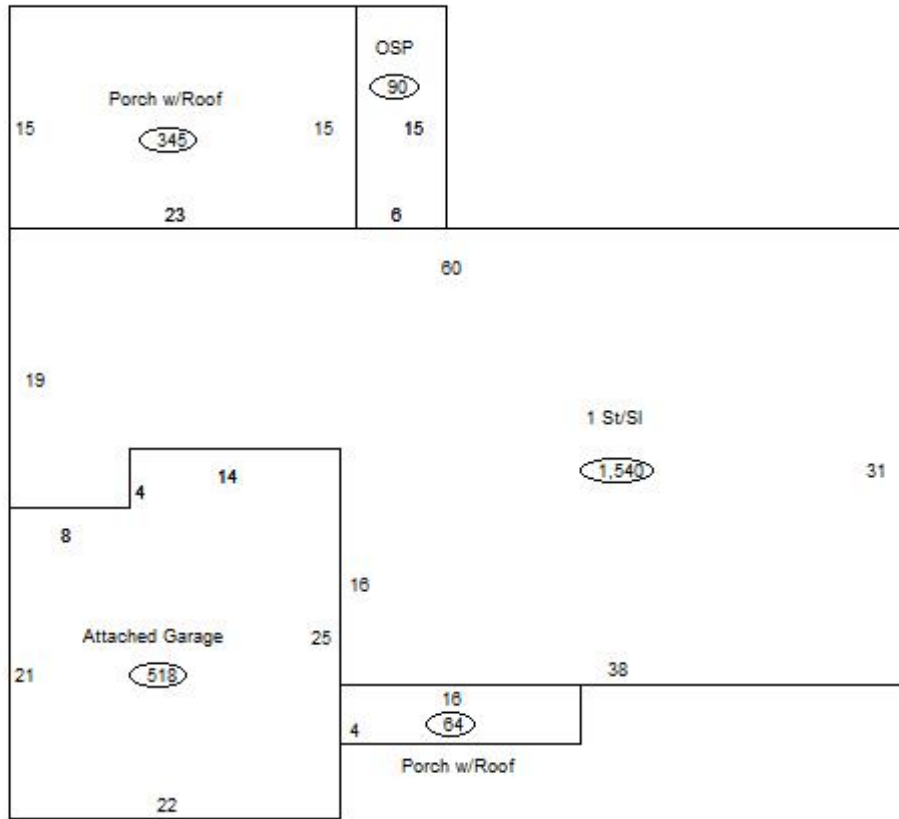
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Sketch Image

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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/Sl	1,540	1.000	1,540
2	G	1		13	Attached Garage	518	1.000	518
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	345	1.000	345
5	M	PATO		13	Open Slab	90	1.000	90
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			576	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216		9,216	4,147	5,069
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	25,000	
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	562	