



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 660029298 Parcel ID 000000-00-0-00507-002-0003 Cadastral ID 34-21-14-01480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 135944 COLE, RONALD L & SUSAN M JOINT REVOCABLE TRUST 7498 N 147TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07498 N 147TH E AVE Subdivision MEADOWS THE Lot/Block 0003 / 0002 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: 36.26366992 -95.80895042																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.8634 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 37,609.00 x 2.70 = 101,544 Factor Value Adjustments 1.0000 Lot Value 101,544		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	1,469 / 1,469
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,469
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adjusted R 0.8445 Indicated Value 195,020 132.76 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 211,060 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.07	Total Misc Impr	+ 8,207	Roofing Adj	+ 4.54	Garage Cost	+ 13,810
Subfloor Adj	+ -1.17	Total RCN	= 216,645	Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 97,490
Plumbing Adj	+ 9.58	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 119,155
Adj Base Cost	= 132.49	Lot Value	+ 101,544	Total Area	x 1,469	Indicated Value	= 220,699
		Value Per SqFt	150.24	Adjusted Cost	= 194,628		

Value Reconciliation
Selected Approach Cost Approach Improvements 119,155 Lot Value 101,544 Indicated Value 220,699 150.24 Per SqFt Agland Value Site Improvements 35,009 Total Value 255,708 174.07 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	70008	7x7		49	24.11		1,181
PATO	SLAB PORCH - OPEN	70009	16x12		192	10.05		1,930



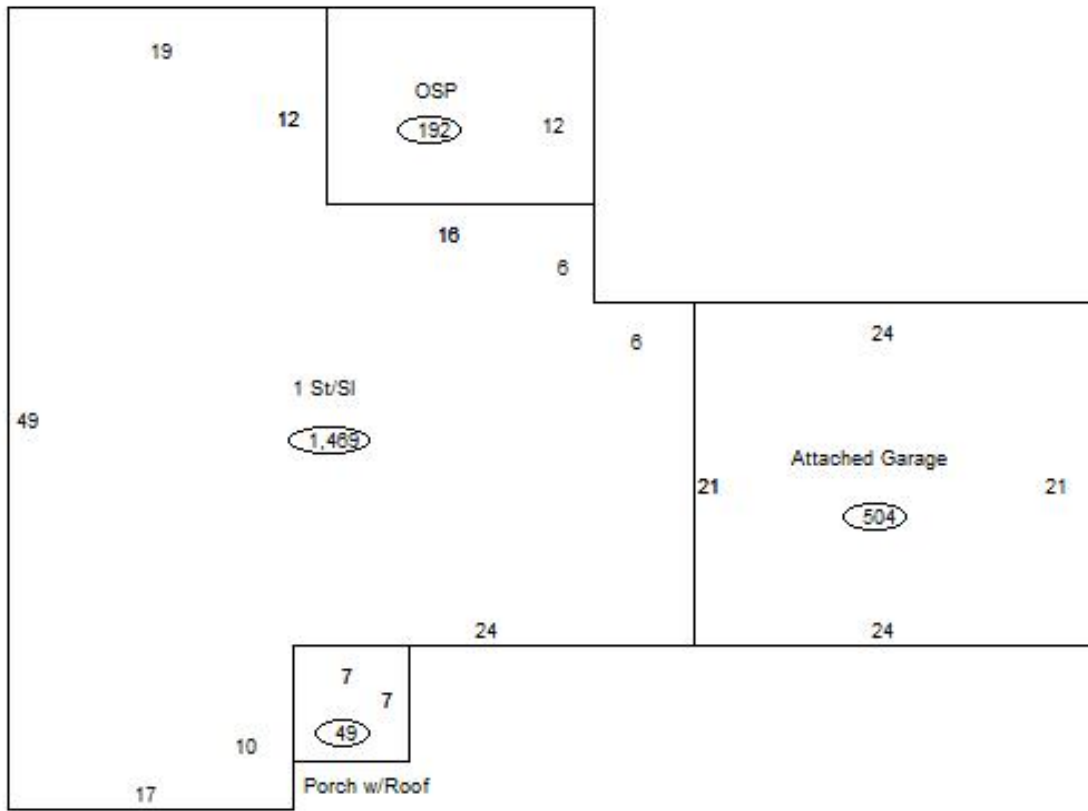
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Sketch Image

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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	1,469	1.000	1,469
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,469		1,469



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x30x0			1,200
	Qual 2	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary Base Cost (30.25 x 1,200) 36,300		Modifier Total	RCN 36,300	Depr (5% Phys/ % Func) 1,815	RCNLD 34,485
	STF	STG FAIR	0x0x0			224
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x 224) 1,048		Modifier Total	RCN 1,048	Depr (50% Phys/ % Func) 524	RCNLD 524