



# 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> 660029299 <b>Parcel ID</b> 000000-00-0-00507-002-0004 <b>Cadastral ID</b> 34-21-14-01490 <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> 258849 LIGHT, JAMES A & KAREN SUE LOWE  7487 N 146TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07487 N 146TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0004 / 0002 <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: 36.26312420 -95.80990011																																																																																																																									
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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> 14000 <b>Non-Ag Acres</b> 0.8795 <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> 38,311.00 x 2.70 = 103,440 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 103,440		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Veneer, Stone
<b>Base/Total Area</b>	1,600 / 1,600
<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>	1,600
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	518 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	113.04	<b>Total Misc Impr</b>	+ 18,152
<b>Roofing Adj</b>	+ 4.91	<b>Garage Cost</b>	+ 16,384
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 255,304
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 109,781
<b>Plumbing Adj</b>	+ 9.70	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 145,523
<b>Adj Base Cost</b>	= 137.98	<b>Lot Value</b>	+ 103,440
<b>Total Area</b>	x 1,600	<b>Indicated Value</b>	= 248,963
<b>Adjusted Cost</b>	= 220,768	<b>Value Per SqFt</b>	155.60

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>	188,929	118.08	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>	207,610 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	145,523		
<b>Lot Value</b>	103,440		
<b>Indicated Value</b>	248,963	155.60	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	248,963	155.60	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	70012	7x4		28	26.84		752
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	70013	26x16		416	28.33		11,785



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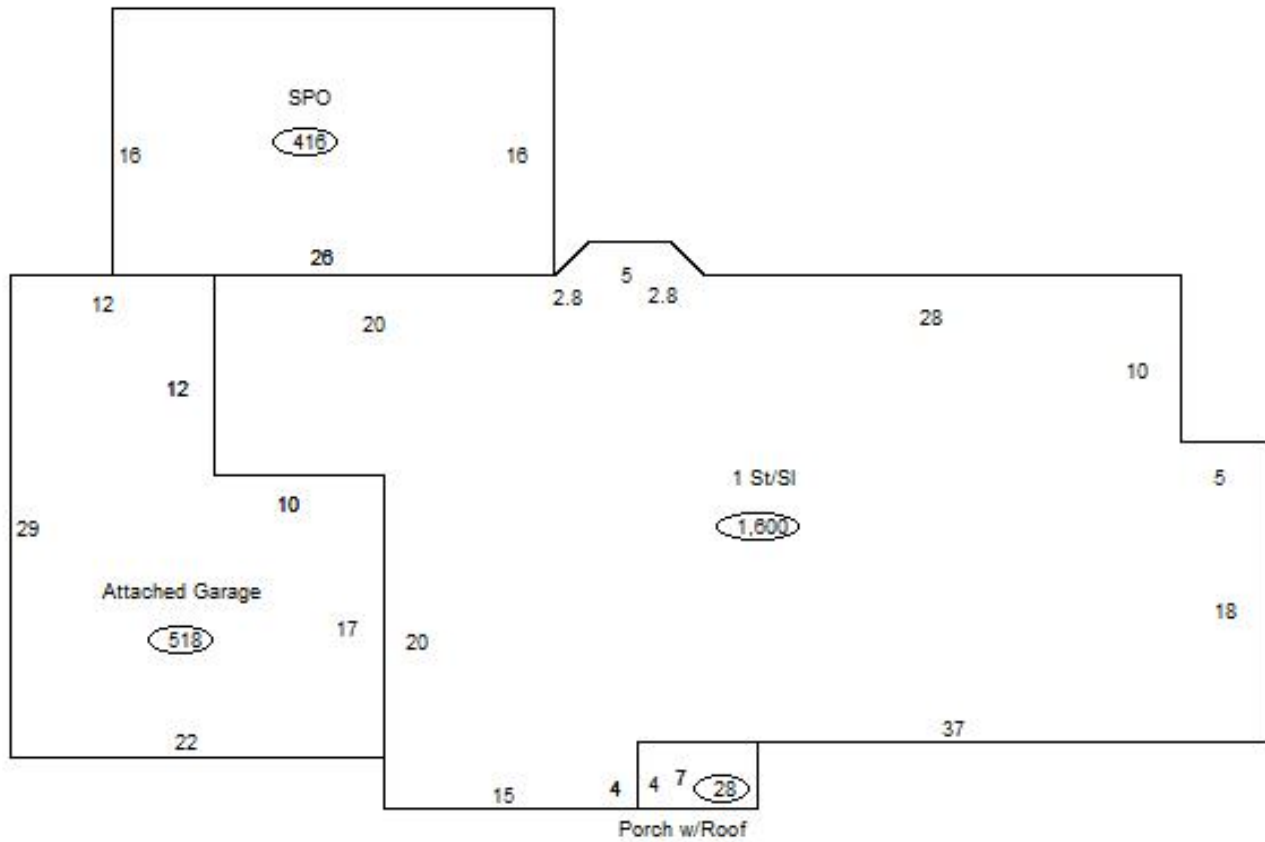
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Sketch Image

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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	1,600	1.000	1,600
2	G	1		13	Attached Garage	518	1.000	518
3	M	PRCH		13	SLBC	28	1.000	28
4	M	EPKS		13	Screen Porch	416	1.000	416
<b>Total Building Area</b>						1,600		1,600



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x16x0			256
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 256)		1,198		1,198		1,198