



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:53:43
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Assessment Data					Primary Image																																																																																																																																																												
Account 660029300 Parcel ID 000000-00-0-00507-002-0005 Cadastral ID 34-21-14-01500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 135964 VANCE, JAY & LINA-TRUST 7488 N 147TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07488 N 147TH E AVE Subdivision MEADOWS THE Lot/Block 0005 / 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: 36.26311793 -95.80904350																																																																																																																																																																	
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.877 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,203.00 x 2.70 = 103,148 Factor Value Adjustments 1.0000 Lot Value 103,148		

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	1,584 / 1,584
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,584
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 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	169,498	107.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	207,610 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.71	Total Misc Impr	+	6,571	
Roofing Adj	+ 4.46	Garage Cost	+	14,259	
Subfloor Adj	+ -1.15	Total RCN	=	225,752	
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	101,588	
Plumbing Adj	+ 8.88	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	124,164	
Adj Base Cost	= 129.37	Lot Value	+	103,148	
Total Area	x 1,584	Indicated Value	=	227,312	
Adjusted Cost	= 204,922	Value Per SqFt		143.51	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,164		
Lot Value	103,148		
Indicated Value	227,312	143.51	Per SqFt
Agland Value			
Site Improvements	556		
Total Value	227,868	143.86	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
PATO	SLAB PORCH - OPEN	70016	11x10		110	10.76		1,184
PRCH	SLAB PORCH - COVERED	70017	4x3		12	24.23		291



Rogers

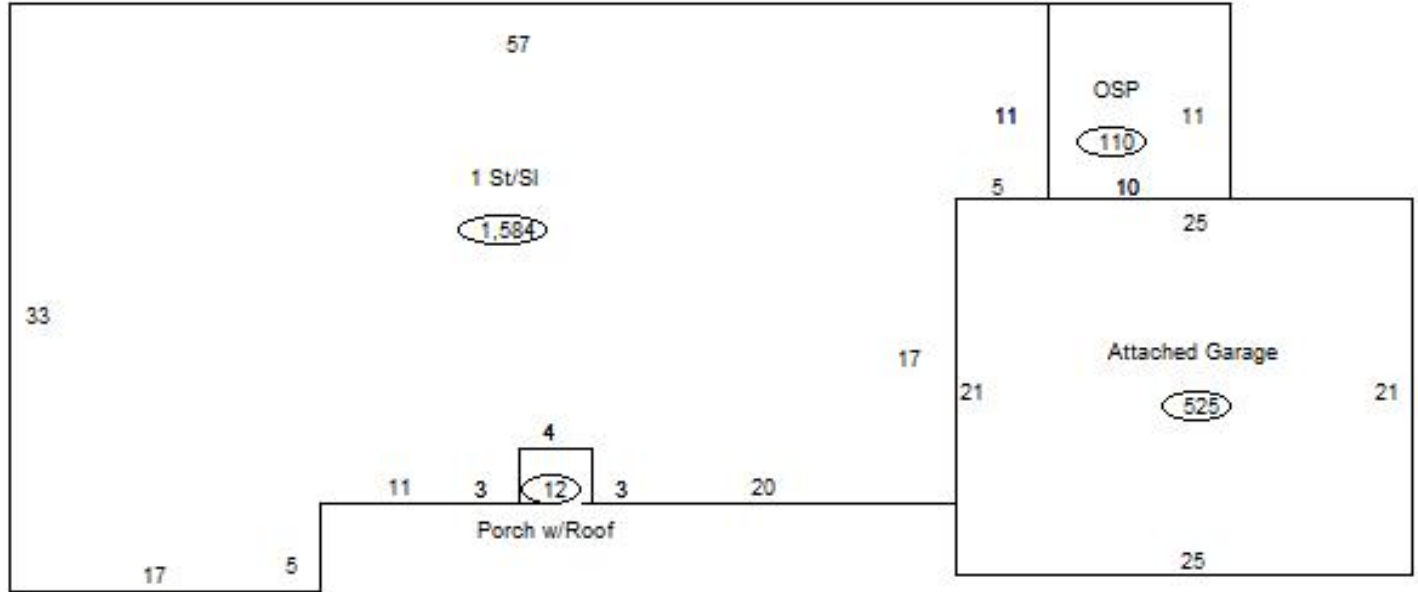
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Sketch Image

660029300



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,584	1.000	1,584
2	G	1		13	Attached Garage	525	1.000	525
3	M	PATO		13	Open Slab	110	1.000	110
4	M	PRCH		13	SLBC	12	1.000	12
Total Building Area						1,584		1,584



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			216
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (4.68 x 216)		1,011		1,011 455		556