



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:18:13
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Assessment Data					Primary Image																																																																																																																				
Account 660029307 Parcel ID 000000-00-0-00507-002-0012 Cadastral ID 34-21-14-01570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 297630 GONZALEZ, JOSE & JOSEFINA 7409 N 146TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 07409 N 146TH E AVE Subdivision MEADOWS THE Lot/Block 0012 / 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 Lat/Long: 36.26139341 -95.80989108 LOT 12 BLOCK 2 MEADOWS, THE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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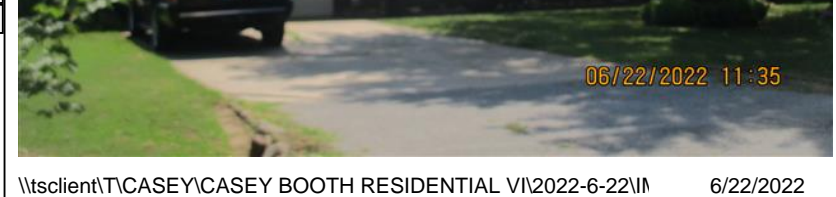
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	14000	
Non-Ag Acres	0.896	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	39,028.00 x 2.70 = 105,376	
Factor Value		
Adjustments	1.0000	
Lot Value	105,376	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,627 / 1,627
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,627
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	193,473	118.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	211,390 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,854		
Lot Value	105,376		
Indicated Value	259,230	159.33	Per SqFt
Agland Value			
Site Improvements	1,573		
Total Value	260,803	160.30	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	117.92	Total Misc Impr	+	21,121	
Roofing Adj	+ 4.90	Garage Cost	+	16,658	
Subfloor Adj	+ -2.31	Total RCN	=	269,919	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	116,065	
Plumbing Adj	+ 9.53	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	153,854	
Adj Base Cost	= 142.68	Lot Value	+	105,376	
Total Area	x 1,627	Indicated Value	=	259,230	
Adjusted Cost	= 232,140	Value Per SqFt		159.33	

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	70045	22x4		88	26.65		2,345
PRCH	SLAB PORCH - COVERED	70046	372		372	25.76		9,583
PATO	SLAB PORCH - OPEN	70047	416		416	8.60		3,578



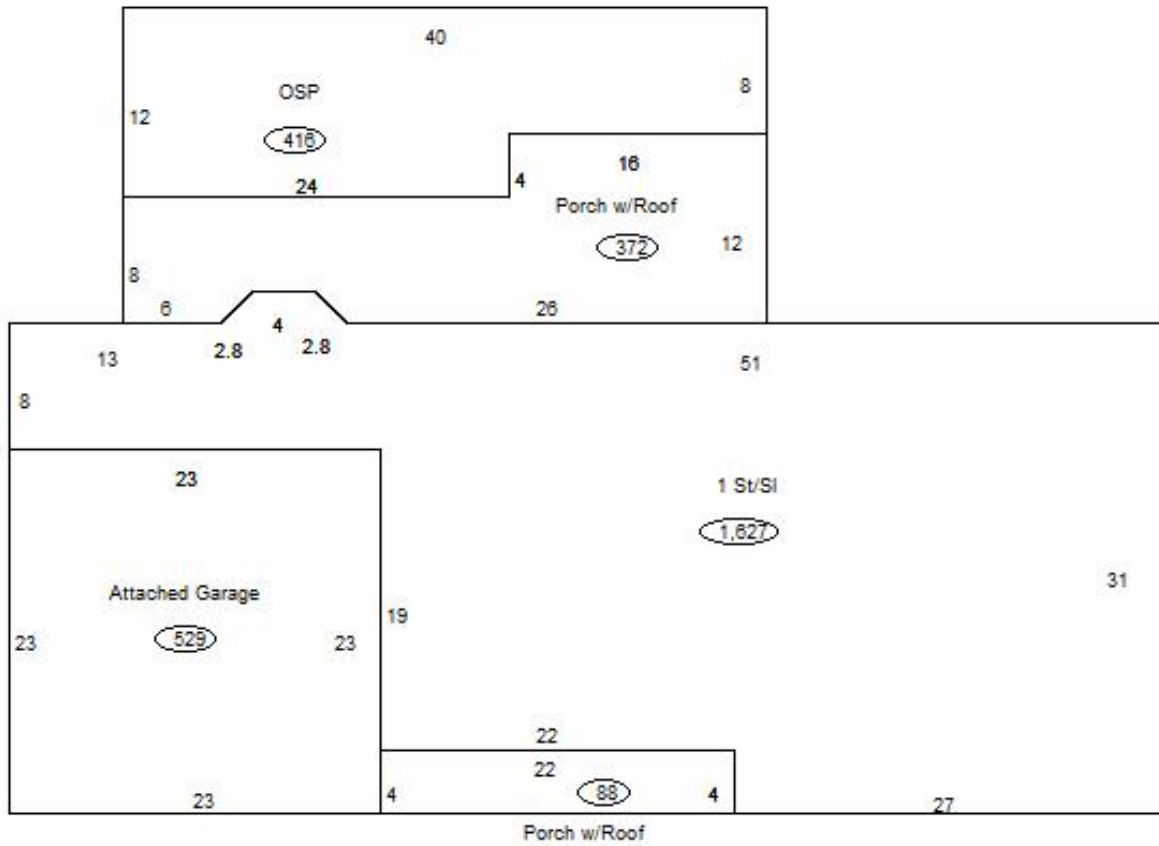
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Sketch Image

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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	1,627	1.000	1,627
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	372	1.000	372
5	M	PATO		13	Open Slab	416	1.000	416
Total Building Area						1,627		1,627



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STGG	STG GOOD	0x0x0			280	
	Qual 4	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (9.36 x 280)		2,621			2,621	1,048	1,573
	STF	STG FAIR	10x14x0			140	
	Qual 2	Cond 2	Year	Eff Age	2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 140)		655			655	655	