



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:20:03  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029312 <b>Parcel ID</b> 000000-00-0-00507-003-0002 <b>Cadastral ID</b> 34-21-14-01620 <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> 328348 GOODNIGHT, MATTHEW D & JERI LYN  7489 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07489 N 147TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0002 / 0003 <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: 36.26328209 -95.80811081 LOT 2 BLOCK 3 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	0.8708	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,933.00 x 2.70 = 102,419	
Factor Value		
Adjustments	1.0000	
Lot Value	102,419	

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	2,274 / 2,274
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,274
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37



\\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	234,899	103.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	265,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.74	Total Misc Impr	+	20,604			
Roofing Adj	+ 4.48	Garage Cost	+	15,422			
Subfloor Adj	+ -2.34	Total RCN	=	330,145			
Heat/Cool Adj	+ 12.64	Depreciation ( 44%)	-	145,264			
Plumbing Adj	+ 6.82	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	184,881			
Adj Base Cost	= 129.34	Lot Value	+	102,419			
Total Area	x 2,274	Indicated Value	=	287,300			
Adjusted Cost	= 294,119	Value Per SqFt		126.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,881		
Lot Value	102,419		
Indicated Value	287,300	126.34	Per SqFt
Agland Value			
Site Improvements	674		
Total Value	287,974	126.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	70068	98		98	26.62		2,609
PATO	SLAB PORCH - OPEN	70069	12x11		132	11.18		1,476
EPSW	ENCLOSED PORCH - SOLID WALL	70070	20x12		240	68.83		16,519





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			240
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 240)		1,123		1,123	449	674