



# 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> 660029313 <b>Parcel ID</b> 000000-00-0-00507-003-0003 <b>Cadastral ID</b> 34-21-14-01630 <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> 280148 BAKER, BRIAN ERIC &  JESSICA LYNNE 7479 N 147TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 07479 N 147TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0003 / 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> Lat/Long: 36.26281953 -95.80809836 LOT 3 BLOCK 3 MEADOWS, THE					<b>Building Permits</b> <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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> 1 <b>Non-Ag Acres</b> 0.8746 <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> 38,097.00 x 2.70 = 102,862 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 102,862		

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, Stone 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,647 / 1,647
<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>	1,647
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1977 / 37

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>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	220,725	134.02	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>	226,570		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	116.21	<b>Total Misc Impr</b>	+ 19,727				
<b>Roofing Adj</b>	+ 4.89	<b>Garage Cost</b>	+ 18,330				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 270,020				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	- 118,809				
<b>Plumbing Adj</b>	+ 9.41	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 151,211				
<b>Adj Base Cost</b>	= 140.84	<b>Lot Value</b>	+ 102,862				
<b>Total Area</b>	x 1,647	<b>Indicated Value</b>	= 254,073				
<b>Adjusted Cost</b>	= 231,963	<b>Value Per SqFt</b>	154.26				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	151,211		
<b>Lot Value</b>	102,862		
<b>Indicated Value</b>	254,073	154.26	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	21,932		
<b>Total Value</b>	276,005	167.58	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	70073		332	332	25.89		8,595
PRCH	SLAB PORCH - COVERED	70074	15x14		210	26.27		5,517



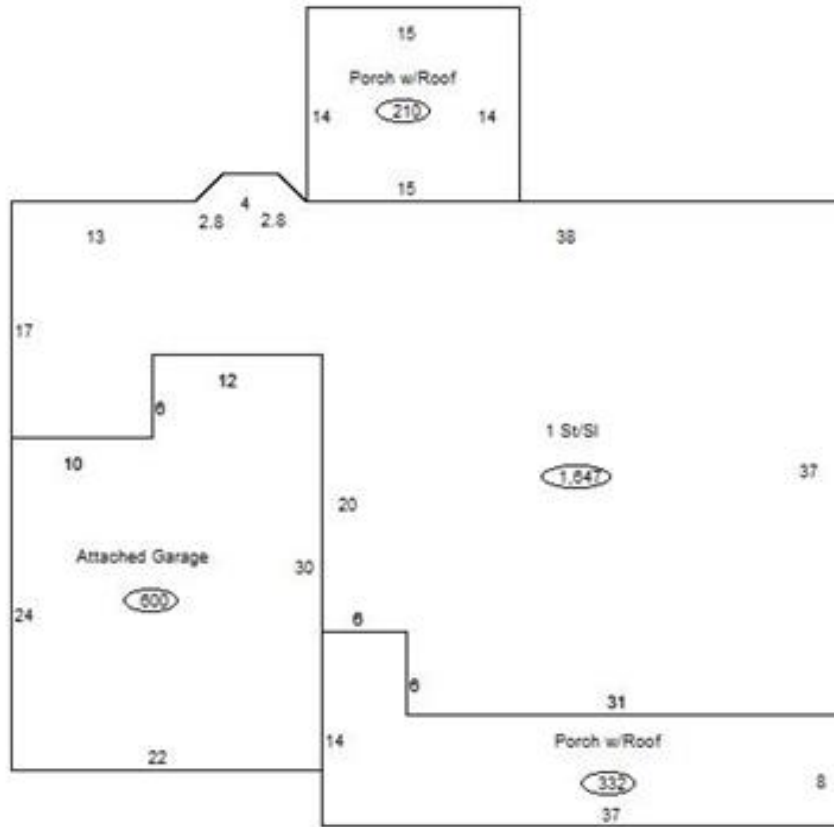
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Sketch Image

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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/SI	1,647	1.000	1,647
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	332	1.000	332
4	M	PRCH		13	SLBC	210	1.000	210
<b>Total Building Area</b>						1,647		1,647



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,152
	Qual 3	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 (31.73 x 1,152)		36,553	36,553	14,621		21,932