



# 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> 660029314 <b>Parcel ID</b> 000000-00-0-00507-003-0004 <b>Cadastral ID</b> 34-21-14-01640 <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> 324830 KEARBEEY, JACK C II  7459 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07459 N 147TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0004 / 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					<p style="text-align: right; color: red;">06/22/2022 13:16</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-22\ 6/22/2022</p>														
<b>Legal Description</b> Lot/Long: 36.26235966 -95.80809576																			
LOT 4 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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
HVS	Veteran	No	999,999		2717/808	BARNES, CAROL	06/06/2018	195,000	YES										
					2562/59	BARNES, JAMES & CAROL	07/08/2016	0	4										
					2368/857	BACKHAUS, DENNIS L &	11/15/2013	181,500	YES										
					1935/826	BEJCEK, LARRY C &	02/22/2008	155,000	YES										
					1615/165	DREW, RANDALL LEE & LISA-LINNEA	08/24/2004	141,000	YES										
					1393/303	ALLEN, BARRY L	07/02/2002	131,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2019		Land Value	102,562	52,164	11%	5,738	Assessed	28,894	2,830.46									
Year Frozen	0		Improvements	210,509	210,509		23,156	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		<b>Total Value</b>	313,071	262,673		28,894	<b>Total Taxable</b>	28,894	2,830.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660029314	KEARBEEY, JACK C II			3	303,848	0	27,519	2,696.00										
2024	2024-660029314	KEARBEEY, JACK C II			3	324,116	0	26,208	2,518.00										
2023	2023-660029314	KEARBEEY, JACK C II			3	226,908	0	24,960	2,339.00										
2022	2022-660029314	KEARBEEY, JACK C II			3	229,681	0	24,199	2,371.00										
2021	2021-660029314	KEARBEEY, JACK C II			3	209,513	0	23,046	2,229.00										
2020	2020-660029314	KEARBEEY, JACK C II			3	207,952	0	22,863	2,209.00										
2019	2019-660029314	KEARBEEY, JACK C II			3	197,946	0	21,774	2,105.00										
2018	2018-660029314	KEARBEEY, JACK C II			3	192,151	21137		.00										
2017	2017-660029314	BARNES, CAROL			3	190,212	20923		.00										
2016	2016-660029314	BARNES, CAROL			3	185,791	20434		.00										
2015	2015-660029314	BARNES, JAMES & CAROL			3	180,354	19839		.00										
2014	2014-660029314	BARNES, JAMES & CAROL			3	182,870	20116		.00										
2013	2013-660029314	BACKHAUS, DENNIS L &			3	150,127	1000	15,514	1,453.00										



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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> 0.872 <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> 37,986.00 x 2.70 = 102,562 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 102,562		

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>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,608 / 1,608
<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>	1,608
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	546 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1977 / 24



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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>	216,433	134.60	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	48,630		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	112.36	<b>Total Misc Impr</b>	+	13,056			
<b>Roofing Adj</b>	+ 4.91	<b>Garage Cost</b>	+	17,068			
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	=	257,511			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 29%)</b>	-	74,678			
<b>Plumbing Adj</b>	+ 13.81	<b>Lump Sums</b>	+	2,339			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	185,172			
<b>Adj Base Cost</b>	= 141.41	<b>Lot Value</b>	+	102,562			
<b>Total Area</b>	x 1,608	<b>Indicated Value</b>	=	287,734			
<b>Adjusted Cost</b>	= 227,387	<b>Value Per SqFt</b>		178.94			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	185,172		
<b>Lot Value</b>	102,562		
<b>Indicated Value</b>	287,734	178.94	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	25,337		
<b>Total Value</b>	313,071	194.70	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	70077	7x4		28	26.84		752
PRCH	SLAB PORCH - COVERED	70078	16x16		256	26.13		6,689
WODO	WOOD DECK - OPEN	70079	145		145	24.82	35%	2,339



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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	1,608	1.000	1,608
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PRCH		13	SLBC	256	1.000	256
5	M	WODO		13	WODO	145	1.000	145
<b>Total Building Area</b>						1,608		1,608



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 900)		28,152	28,152	2,815	25,337
	STF	STG FAIR	10x12x0			120
	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 120)		562	562	562	