



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:53:52  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660029316 <b>Parcel ID</b> 000000-00-0-00507-003-0006 <b>Cadastral ID</b> 34-21-14-01660 <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> 293191 VANG, WILSON  7429 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07429 N 147TH E AVE <b>Subdivision</b> MEADOWS THE <b>Lot/Block</b> 0006 / 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: 36.26144581 -95.80812474																																																																																																																									
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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> 0.8724 <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> 38,000.00 x 2.70 = 102,600 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 102,600		

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, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,672 / 1,672
<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>	1,672
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	696 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

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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>	212,016	126.80	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	236,840		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.73	<b>Total Misc Impr</b>	+	14,748			
<b>Roofing Adj</b>	+ 4.87	<b>Garage Cost</b>	+	20,838			
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	=	261,657			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	-	112,513			
<b>Plumbing Adj</b>	+ 9.28	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	149,144			
<b>Adj Base Cost</b>	= 135.21	<b>Lot Value</b>	+	102,600			
<b>Total Area</b>	x 1,672	<b>Indicated Value</b>	=	251,744			
<b>Adjusted Cost</b>	= 226,071	<b>Value Per SqFt</b>		150.56			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	149,144		
<b>Lot Value</b>	102,600		
<b>Indicated Value</b>	251,744	150.56	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	251,744	150.56	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	70085		82	82	26.67		2,187
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	70086		240	240	28.94		6,946

