



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:10:56
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Assessment Data					Primary Image																																																																																																															
Account 660052096 Parcel ID 000000-00-0-00931-004-0004 Cadastral ID 34-21-14-02050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 318884 MUNSON, NICHOLAS M & AMBER 7230 N 150TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07230 N 150TH E AVE Subdivision WILLOW-WOOD EST Lot/Block 0004 / 0004 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: 36.25923123 -95.80736492 LOT 4 BLOCK 4 WILLOW-WOOD ESTATES																																																																																																																				
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.7419 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 32,316.00 x 2.70 = 87,253 Factor Value Adjustments 1.0000 Lot Value 87,253		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,140 / 1,712
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,140
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	205,447	120.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	224,730		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	164,034		
Lot Value	87,253		
Indicated Value	251,287	146.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	251,287	146.78	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.16	Total Misc Impr	+ 9,198				
Roofing Adj	+ 3.48	Garage Cost	+ 14,498				
Subfloor Adj	+ -1.67	Total RCN	= 237,730				
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 73,696				
Plumbing Adj	+ 11.41	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 164,034				
Adj Base Cost	= 125.02	Lot Value	+ 87,253				
Total Area	x 1,712	Indicated Value	= 251,287				
Adjusted Cost	= 214,034	Value Per SqFt	146.78				

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	77823	19x4		76	26.69		2,028
PATO	SLAB PORCH - OPEN	77824	14x10		140	11.11		1,555



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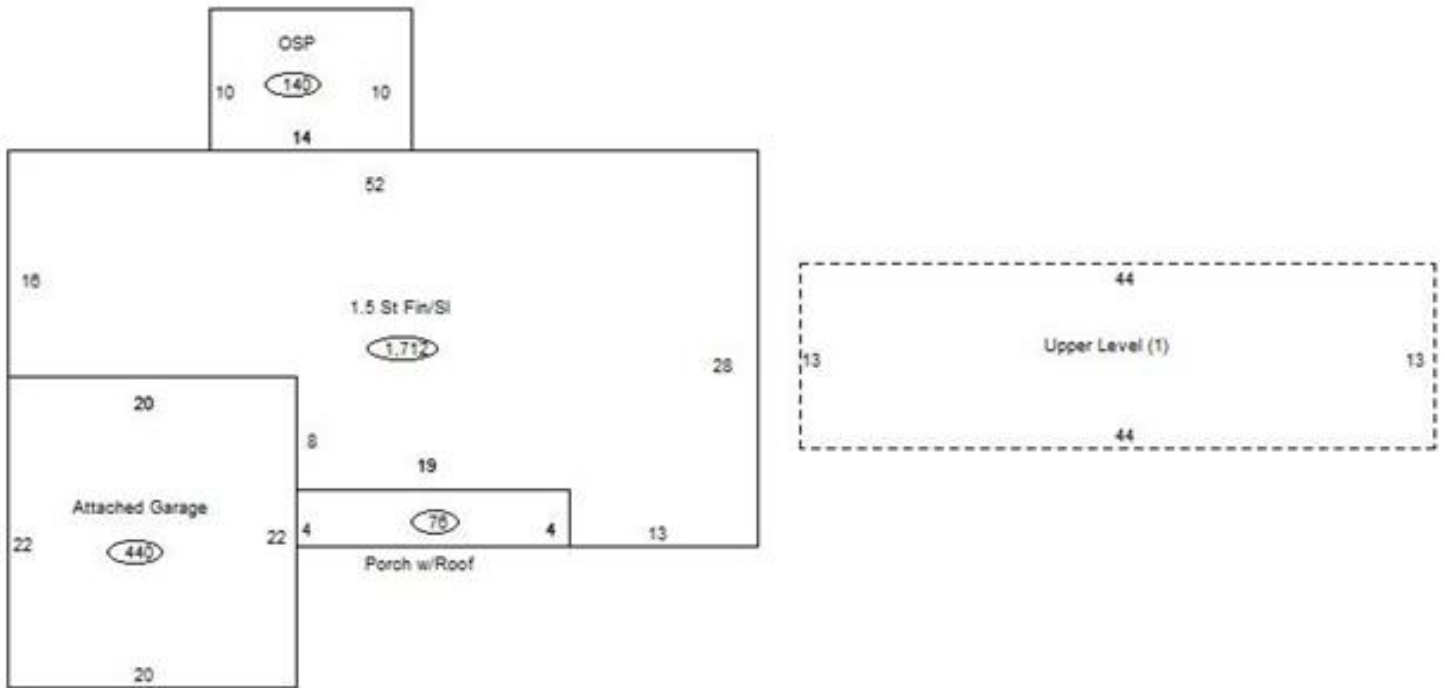
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,140	1.502	1,712
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PATO		13	Open Slab	140	1.000	140
5	U	^UL		13	Upper Level (1)	572	1.000	572
Total Building Area						1,140		1,712



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 160)		749	Modifier Total	RCN 749	Depr (100% Phys/ % Func) 749
	STF	STG FAIR	16x16x0			256
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (4.68 x 256)		1,198	Modifier Total	RCN 1,198	Depr (100% Phys/ % Func) 1,198