



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:58:57
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Assessment Data					Primary Image																																																																																																																				
Account 660052097 Parcel ID 000000-00-0-00931-004-0005 Cadastral ID 34-21-14-02060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 254945 HUGHES, KELLY JO REVOCABLE TRUST 7222 N 150TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07222 N 150TH E AVE Subdivision WILLOW-WOOD EST Lot/Block 0005 / 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: 36.25883388 -95.80734314																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7285		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	31,734.00 x 2.70 = 85,682		
Factor Value			
Adjustments	1.0000		
Lot Value	85,682		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,307 / 1,307
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,307
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	153,122 117.16 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	30,490 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	127,387
Lot Value	85,682
Indicated Value	213,069 163.02 Per SqFt
Agland Value	
Site Improvements	
Total Value	213,069 163.02 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.38	Total Misc Impr	+ 10,802
Roofing Adj	+ 4.66	Garage Cost	+ 11,256
Subfloor Adj	+ -1.21	Total RCN	= 195,980
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 68,593
Plumbing Adj	+ 10.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,387
Adj Base Cost	= 133.07	Lot Value	+ 85,682
Total Area	x 1,307	Indicated Value	= 213,069
Adjusted Cost	= 173,922	Value Per SqFt	163.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	77828	6x4		24	24.19		581
PRCH	SLAB PORCH - COVERED	77829	218		218	23.51		5,125



Rogers

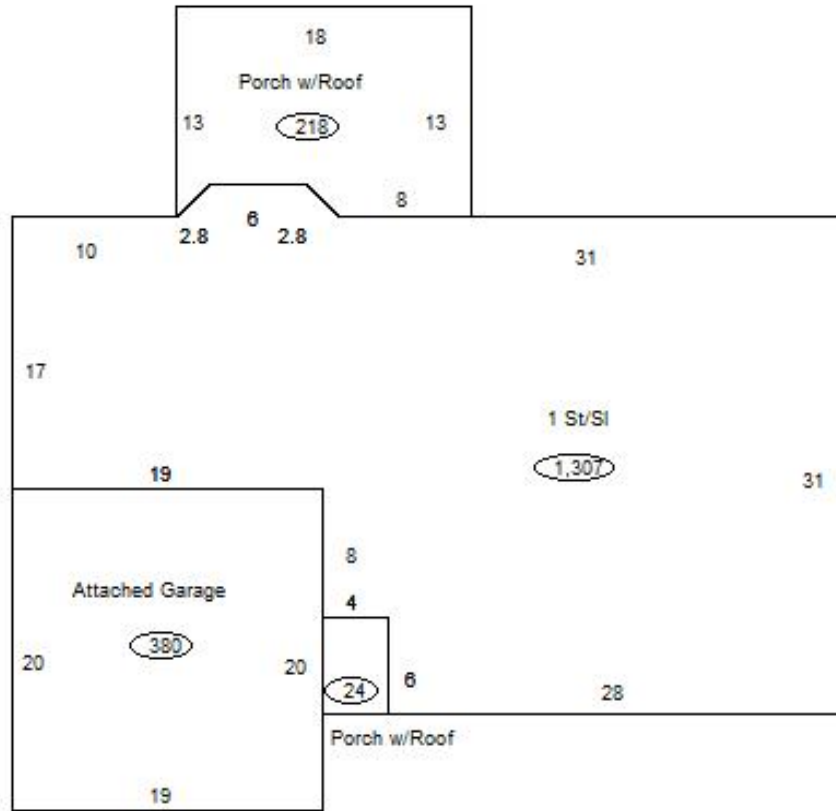
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Sketch Image

660052097



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,307	1.000	1,307
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	218	1.000	218
Total Building Area						1,307		1,307