



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:19:40
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Assessment Data					Primary Image																																																																																																																				
Account 660054775 Parcel ID 000000-00-0-00590-001-0013 Cadastral ID 15-21-14-04330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338148 COBB, JOSHUA 10102 N 147TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10102 N 147TH E AVE Subdivision PINE BROOK CROSS III Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1069 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29990800 -95.81042570																																																																																																																									
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Lot Data		Square-Foot - NBHD 1069 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.3951		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	60,772.00 x 1.10 = 66,955		
Factor Value			
Adjustments	1.3609		
Lot Value	91,122		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,595 / 2,541
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,595
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.5 /
Basement Area	
Garage Type	726 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	335,122	131.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	397,130		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.11	Total Misc Impr	+ 58,124
Roofing Adj	+ 3.30	Garage Cost	+ 27,014
Subfloor Adj	+ -2.14	Total RCN	= 376,692
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 116,775
Plumbing Adj	+ 10.00	Lump Sums	+ 3,478
Basement Adj	+ 0.00	RCNLD	= 263,395
Adj Base Cost	= 114.74	Lot Value	+ 91,122
Total Area	x 2,541	Indicated Value	= 354,517
Adjusted Cost	= 291,554	Value Per SqFt	139.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	263,395		
Lot Value	91,122		
Indicated Value	354,517	139.52	Per SqFt
Agland Value			
Site Improvements	11,912		
Total Value	366,429	144.21	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	78369	576		576	27.67		15,938
EPSW	ENCLOSED PORCH - SOLID WALL	78370	61x8		488	73.27		35,756
WODO	WOOD DECK - OPEN	78371	20x10		200	24.84	30%	3,478



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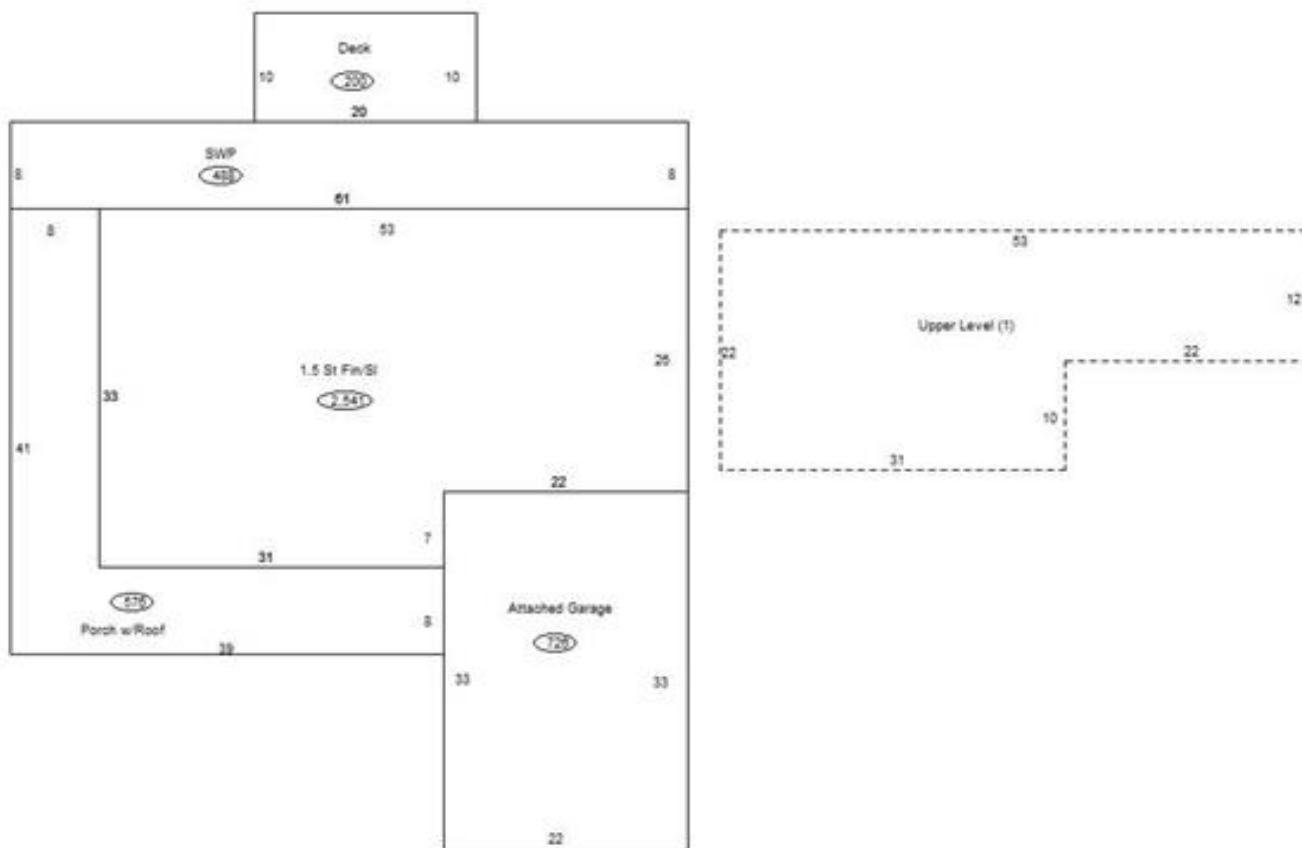
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Sketch Image

660054775



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/SI	1,595	1.593	2,541
2	G	1		13	Attached Garage	726	1.000	726
3	M	PRCH		13	SLBC	576	1.000	576
4	M	EPSW		13	EPSW	488	1.000	488
5	M	WODO		13	WODO	200	1.000	200
6	U	^UL		13	Upper Level (1)	946	1.000	946
Total Building Area						1,595		2,541



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			621
	Qual 3	Cond 3	Year 2007	Eff Age 14		
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (27.80 x 621)	17,264		17,264	5,352	11,912
	STF	STG FAIR	0x0x0			272
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 272)	1,273		1,273	1,273	