



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:17:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660083333 Parcel ID 000000-00-0-00691-001-0040 Cadastral ID 26-21-14-06620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 305135 SMITH, VIRGINIA J REVOCABLE LIVING TRUST 7755 N 161ST E CT OWASSO OK 74055-0000 Parcel Location Situs 07755 N 161ST E CT Subdivision ROCKFORD PLACE Lot/Block 0040 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1104 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.26617804 -95.79301852										\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-5\IM 8/5/2022																																																																																																															
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 Page 2

Lot Data	Square-Foot - NBHD 1104 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4996 Topography Street Access Utilities Amenities LAND QUALILTY 0 0 Method Square-Foot Base Lot Value 21,763.00 x 2.35 = 51,143 Factor Value Adjustments 1.0000 Lot Value 51,143		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,905 / 1,905
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,905
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	254,322 133.50 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	262,730 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.20	Total Misc Impr	+ 18,359
Roofing Adj	+ 4.75	Garage Cost	+ 20,327
Subfloor Adj	+ -2.24	Total RCN	= 289,174
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 54,943
Plumbing Adj	+ 8.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 234,231
Adj Base Cost	= 131.49	Lot Value	+ 51,143
Total Area	x 1,905	Indicated Value	= 285,374
Adjusted Cost	= 250,488	Value Per SqFt	149.80

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	234,231
Lot Value	51,143
Indicated Value	285,374 149.80 Per SqFt
Agland Value	
Site Improvements	
Total Value	285,374 149.80 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	100951	5x4		20	26.87		537
EPSW	ENCLOSED PORCH - SOLID WALL	100952	22x8		176	69.36		12,207
SHLT	STORM SHELTER			1 2018	1	0.00		



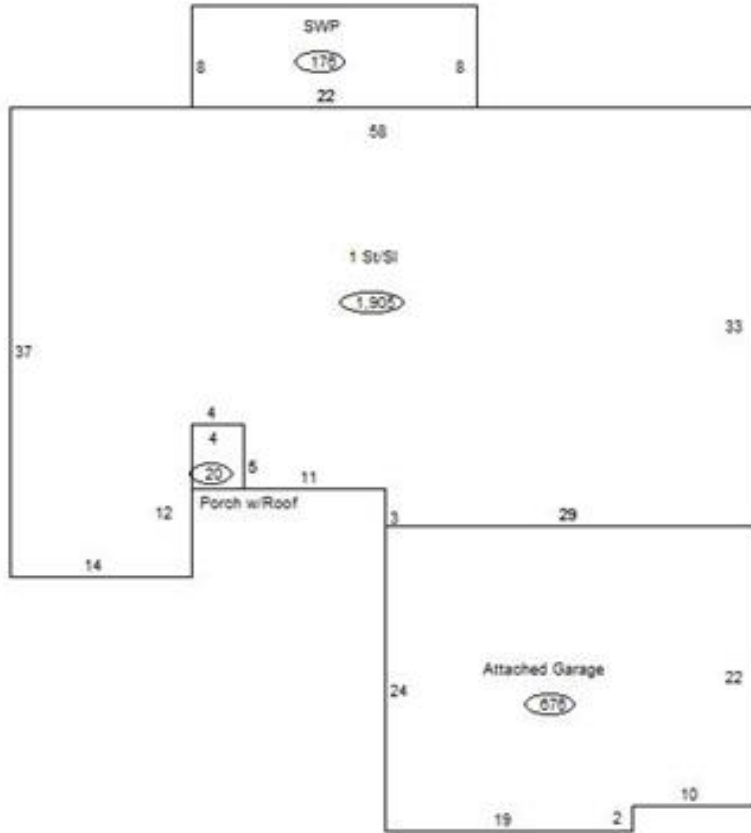
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Sketch Image

660083333



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,905	1.000	1,905
2	G	1		13	Attached Garage	676	1.000	676
3	M	PRCH		13	SLBC	20	1.000	20
4	M	EPSW		13	EPSW	176	1.000	176
Total Building Area						1,905		1,905