



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																				
Account 660104290 Parcel ID 000000-0-0-000365-002-0002 Cadastral ID 36-21-14-03180 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 334202 LINFORD, BRET & STEPHANIE 7208 N HAWTHORNE LN OWASSO OK 74055-0000 Parcel Location Situs 07208 N HAWTHORNE LN Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lot/Long: 36.25971229 -95.75938047																																																									
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2542		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,071.00 x 5.70 =	63,105	
Factor Value			
Adjustments	1.0000		
Lot Value	63,105		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-21\ 6/21/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,071 / 3,326
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,071
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	713 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	475,459 142.95 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	544,780 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	460,097
Lot Value	63,105
Indicated Value	523,202 157.31 Per SqFt
Agland Value	
Site Improvements	
Total Value	523,202 157.31 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	100.33	Total Misc Impr	+	27,318
Roofing Adj	+ 3.74	Garage Cost	+	32,442
Subfloor Adj	+ -2.87	Total RCN	=	479,268
Heat/Cool Adj	+ 16.31	Depreciation (4%)	-	19,171
Plumbing Adj	+ 8.62	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	460,097
Adj Base Cost	= 126.13	Lot Value	+	63,105
Total Area	x 3,326	Indicated Value	=	523,202
Adjusted Cost	= 419,508	Value Per SqFt		157.31

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149728	124		124	32.73		4,059
PRCH	SLAB PORCH - COVERED	149729	18x12		216	32.20		6,955
PRCH	SLAB PORCH - COVERED	149730	11x5		55	33.02		1,816
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		2		2	7,243.87		14,488



Rogers

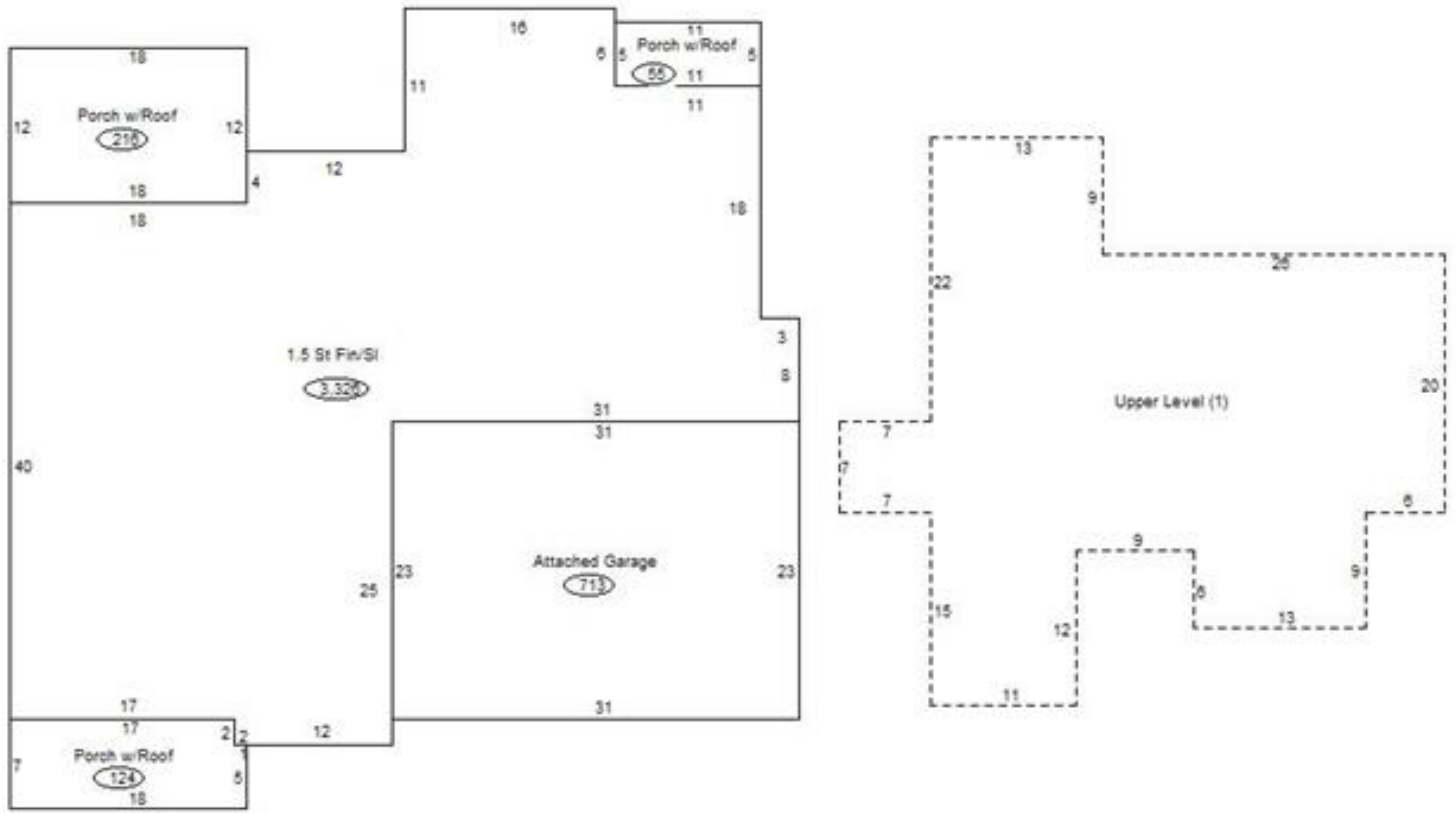
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Sketch Image

660104290



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	2,071	1.606	3,326
2	U	^UL		13	Upper Level (1)	1,255	1.000	1,255
3	G	1		13	Attached Garage	713	1.000	713
4	M	PRCH		13	SLBC	124	1.000	124
5	M	PRCH		13	SLBC	216	1.000	216
6	M	PRCH		13	SLBC	55	1.000	55
Total Building Area						2,071		3,326