



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 660104299 Parcel ID 000000-0-0-000365-003-0004 Cadastral ID 36-21-14-03270 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 42 - OWASSO CITY/LIMESTONE FD Name ID 337967 MEANS, JOHN & TERRI TRUSTEES MEANS REVOCABLE TRUST 7207 N HAWTHORNE LN OWASSO OK 74055-0000																																																									
Parcel Location Situs 07207 N HAWTHORNE LN Subdivision HAWTHORNE AT STONE CANYON PHASE I Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 21 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lat/Long: 36.25947686 -95.75873835 LOT 4 BLOCK 3 HAWTHORNE AT STONE CANYON PHASE I					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21</td> <td>R23- POSS NEW SFR PER MRTGE</td> <td>04/2021</td> <td>04/2022</td> <td>406,300</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R23- POSS NEW SFR PER MRTGE	04/2021	04/2022	406,300																																						
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2613		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,382.00 x 5.70 = 64,877		
Factor Value			
Adjustments	1.6618		
Lot Value	107,815		



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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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,886 / 2,770
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,886
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	680 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	423,206	152.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	441,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.56	Total Misc Impr	+	15,634			
Roofing Adj	+ 4.18	Garage Cost	+	39,039			
Subfloor Adj	+ -3.19	Total RCN	=	412,945			
Heat/Cool Adj	+ 16.31	Depreciation (3%)	-	12,388			
Plumbing Adj	+ 8.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	400,557			
Adj Base Cost	= 129.34	Lot Value	+	107,815			
Total Area	x 2,770	Indicated Value	=	508,372			
Adjusted Cost	= 358,272	Value Per SqFt		183.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	400,557		
Lot Value	107,815		
Indicated Value	508,372	183.53	Per SqFt
Agland Value			
Site Improvements	2,229		
Total Value	510,601	184.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154081	8x5		40	33.07		1,323
PRCH	Slab Porch - Covered	154082	170		170	32.44		5,515
PATO	Slab Porch - Open	154083	19x8		152	13.79		2,096
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700

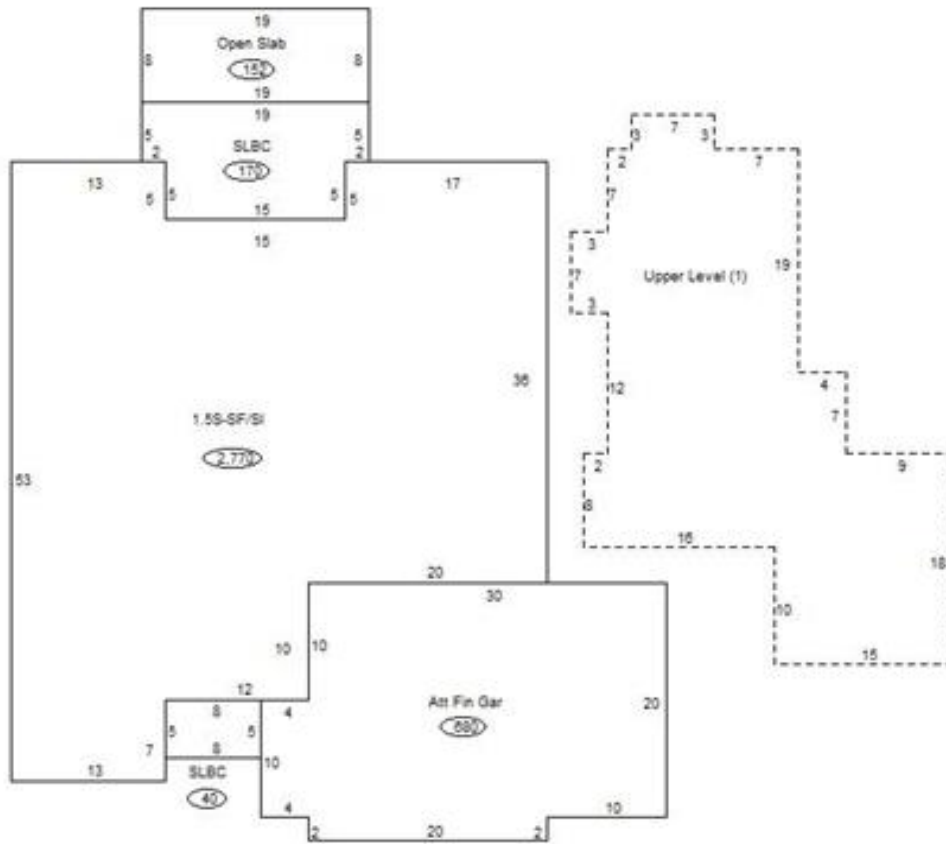


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Sketch Image

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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	1.5S-SF/SI	1,886	1.469	2,770
2	G	5		13	Att Fin Gar	680	1.000	680
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PRCH		13	SLBC	170	1.000	170
5	M	PATO		13	Open Slab	152	1.000	152
6	U	^UL		13	Upper Level (1)	884	1.000	884
Total Building Area						1,886		2,770



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1		
	Qual	3	Cond	3	Year	2022	Eff Age	3
				0				
Valuation Summary		Modifier Total		RCN	Depr (19% Phys/ % Func)	RCNLD		
Base Cost (2,751.55 x 1)		2,752			2,752	523	2,229	