



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660104492 <b>Parcel ID</b> 00000-0-0-0000778-001-0007 <b>Cadastral ID</b> 34-21-14-02170 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 340151 SELIN, ANTHONY & SHERRIE  7510 N 157TH E CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07510 N 157TH E CT <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																					
<b>Legal Description</b> Lot/Long: 36.26321073 -95.79848922 LOT 7 BLOCK 1 STONE CREEK OF OWASSO																																																																					
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<b>Building Permits</b> <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>R22 316</td> <td>R23 NEW SFR 2388 SQ FT</td> <td>04/2022</td> <td>11/2022</td> <td>131,340</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 316	R23 NEW SFR 2388 SQ FT	04/2022	11/2022	131,340																																								
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2046		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,910.00 x 5.30 = 47,223		
Factor Value			
Adjustments	1.2680		
Lot Value	59,877		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,689 / 2,256
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,689
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	612 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	309,090	137.01 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	377,500	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	277,996		
Lot Value	59,877		
Indicated Value	337,873	149.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	337,873	149.77	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.38	Total Misc Impr	+ 8,745
Roofing Adj	+ 3.64	Garage Cost	+ 23,372
Subfloor Adj	+ -1.73	Total RCN	= 286,594
Heat/Cool Adj	+ 12.64	Depreciation ( 3%)	- 8,598
Plumbing Adj	+ 6.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 277,996
Adj Base Cost	= 112.80	Lot Value	+ 59,877
Total Area	x 2,256	Indicated Value	= 337,873
Adjusted Cost	= 254,477	Value Per SqFt	149.77

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155901	7x6		42	26.80		1,126
PRCH	Slab Porch - Covered	155903	13x7		91	26.65		2,425
FPPF	Fireplace - Prefabricated			1	1	5,194.00		5,194



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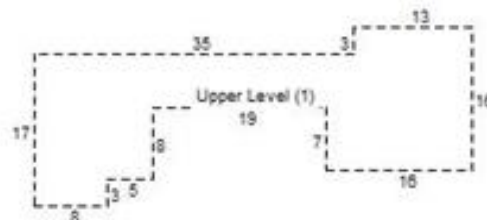
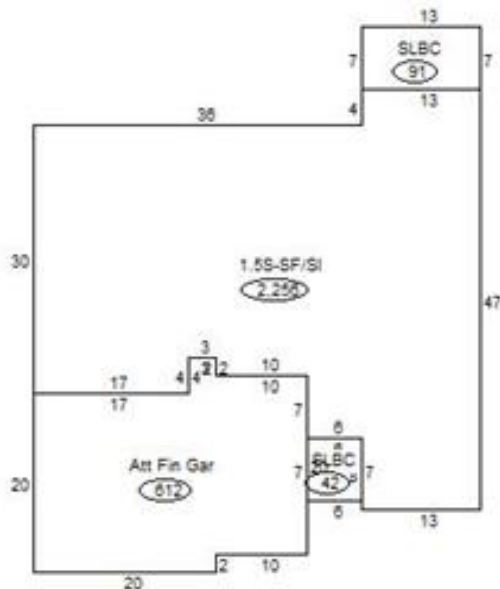
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### Sketch Image

660104492



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	1,689	1.336	2,256
2	M	PRCH		20	SLBC	42	1.000	42
3	G	5		20	Att Fin Gar	612	1.000	612
4	M	PRCH		20	SLBC	91	1.000	91
5	U	^UL		20	Upper Level (1)	567	1.000	567
<b>Total Building Area</b>						1,689		2,256