



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:15:17
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Assessment Data					Primary Image																																																				
Account 660104495 Parcel ID 00000-0-0-0000778-001-0010 Cadastral ID 34-21-14-02200 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345946 ARMON, LEONARD EDWARD & ASHLEE LEN SPENCER 7504 N 157TH E CT OWASSO OK 74055-0000 Parcel Location Situs 07504 N 157TH E CT Subdivision STONE CREEK OF OWASSO Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>10/05/2022</p> <p>\\tsclient\T\ROB STUFF\2022-10-5\IMG_0005.JPG 10/5/2022</p>																																																				
Legal Description Lot/Long: 36.26264964 -95.79849236																																																									
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>R22 315</td> <td>R23 NEW SFR 2188 SQ FT</td> <td>04/2022</td> <td>10/2022</td> <td>120,340</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 315	R23 NEW SFR 2188 SQ FT	04/2022	10/2022	120,340																																						
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1811		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	7,890.00 x 5.30 = 41,817		
Factor Value			
Adjustments	1.7289		
Lot Value	72,299		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,760 / 1,760
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,760
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	429 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	256,223	145.58 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	3	
Indicated Value	295,920	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	250,086		
Lot Value	72,299		
Indicated Value	322,385	183.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	322,385	183.17	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.30	Total Misc Impr	+ 11,175
Roofing Adj	+ 4.83	Garage Cost	+ 17,864
Subfloor Adj	+ -2.31	Total RCN	= 257,821
Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 7,735
Plumbing Adj	+ 6.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 250,086
Adj Base Cost	= 129.99	Lot Value	+ 72,299
Total Area	x 1,760	Indicated Value	= 322,385
Adjusted Cost	= 228,782	Value Per SqFt	183.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1	1	5,194.00		5,194
PRCH	Slab Porch - Covered	155499		113	113	26.58		3,004
PRCH	Porch	155500		14x8	112	26.58		2,977



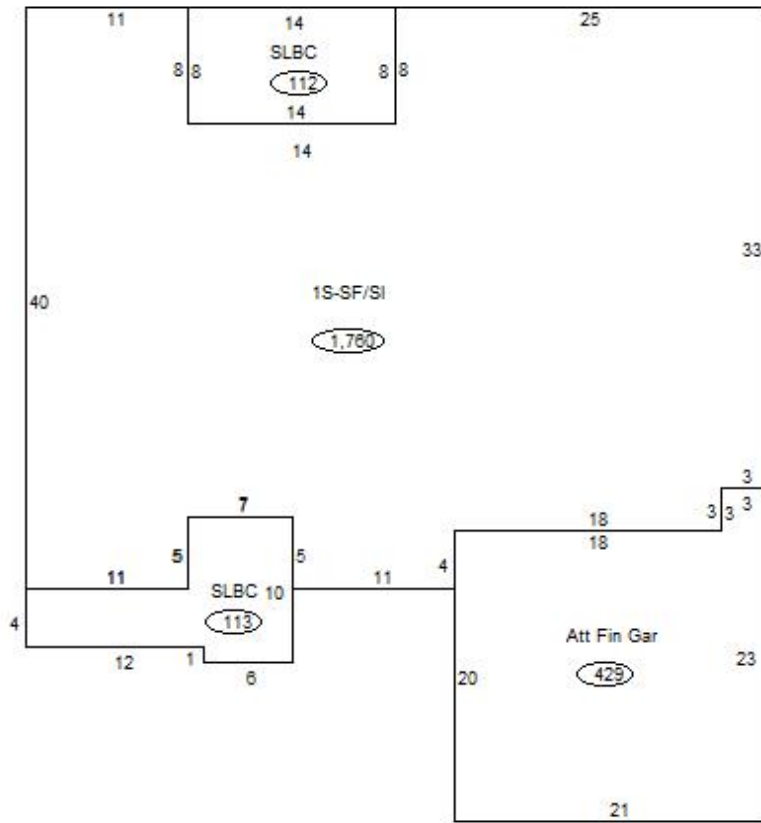
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Sketch Image

660104495



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,760	1.000	1,760
2	G	5		13	Att Fin Gar	429	1.000	429
3	M	PRCH		13	SLBC	113	1.000	113
4	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						1,760		1,760