



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 660104496 Parcel ID 00000-0-0-0000778-001-0011 Cadastral ID 34-21-14-02210 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 341017 WILKEN, MARK RAYMOND & LEIGH ANN 2016 REVOCABLE TRUST 7502 N 157TH E CT OWASSO OK 74055-0000				<p>\\tsclient\T\ROB STUFF\2023-3-7\IMG_0013.JPG 3/7/2023</p>																																																					
Parcel Location Situs 07502 N 157TH E CT Subdivision STONE CREEK OF OWASSO Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																									
Legal Description Lot/Long: 36.26241000 -95.79852257				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 914</td> <td>R23 NEW SFR 2125 SQ FT</td> <td>10/2022</td> <td>03/2024</td> <td>116,875</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 914	R23 NEW SFR 2125 SQ FT	10/2022	03/2024	116,875																																						
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2775		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	12,087.00 x 5.30 = 64,061		
Factor Value			
Adjustments	0.9220		
Lot Value	59,064		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,046 / 2,046
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	610 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	296,285		
Lot Value	59,064		
Indicated Value	355,349	173.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	355,349	173.68	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.71	Total Misc Impr	+ 11,822
Roofing Adj	+ 4.67	Garage Cost	+ 23,302
Subfloor Adj	+ 0.00	Total RCN	= 302,332
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 6,047
Plumbing Adj	+ 7.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 296,285
Adj Base Cost	= 130.60	Lot Value	+ 59,064
Total Area	x 2,046	Indicated Value	= 355,349
Adjusted Cost	= 267,208	Value Per SqFt	173.68

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156538	6x5		30	26.84		805
PRCH	Slab Porch - Covered	156539	15x8		120	26.55		3,186
PATO	Slab Porch - Open	156540	15x4		60	11.48		689
PRCH	Slab Porch - Covered	156541	12x5		60	26.74		1,604
PATO	Slab Porch - Open	156542	6x5		30	11.48		344
FPPF	Fireplace - Prefabricated			1 2023	1	5,194.00		5,194



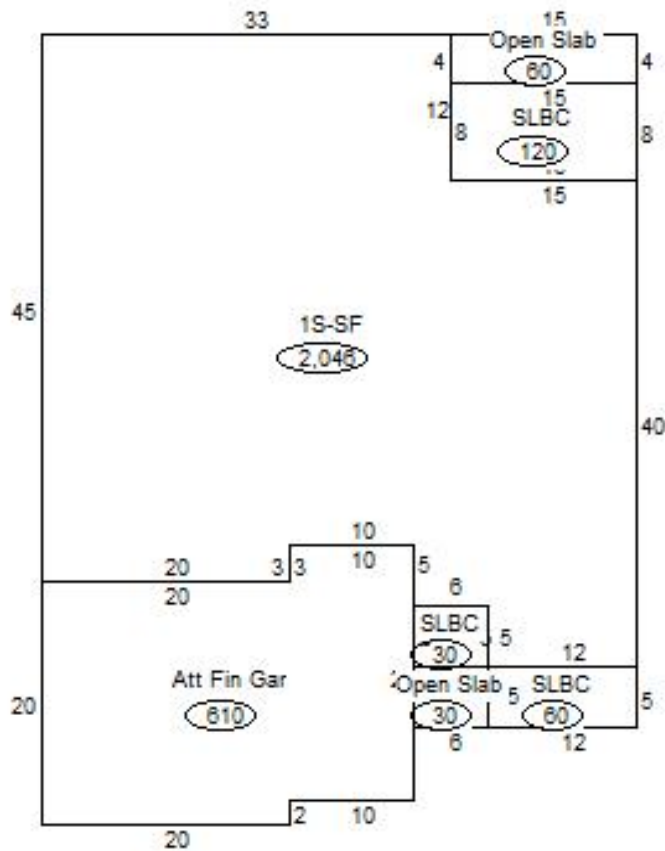
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		20	1S-SF	2,046	1.000	2,046
2	G	5		20	Att Fin Gar	610	1.000	610
3	M	PRCH		20	SLBC	30	1.000	30
4	M	PRCH		20	SLBC	120	1.000	120
5	M	PATO		20	Open Slab	60	1.000	60
6	M	PRCH		20	SLBC	60	1.000	60
7	M	PATO		20	Open Slab	30	1.000	30
Total Building Area						2,046		2,046