



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 660104553 Parcel ID 00000-0-0-0000778-004-0004 Cadastral ID 34-21-14-02780 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 347445 REVOLINSKI, PHILLIP & CHERYL 7419 N 160TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07419 N 160TH E AVE Subdivision STONE CREEK OF OWASSO Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660104553_001.JPG 9/3/2025</p>																																																																					
Legal Description Lat/Long: 36.26240182 -95.79458807 LOT 4 BLOCK 4 STONE CREEK OF OWASSO																																																																										
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1989		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,664.00 x 5.30 = 45,919		
Factor Value			
Adjustments	1.4830		
Lot Value	68,098		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry
Base/Total Area	1,987 / 1,987
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,987
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2025 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted 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	261,908		
Lot Value	68,098		
Indicated Value	330,006	166.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,006	166.08	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.64	Total Misc Impr	+ 3,390
Roofing Adj	+ 4.70	Garage Cost	+ 13,584
Subfloor Adj	+ -2.19	Total RCN	= 264,554
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,646
Plumbing Adj	+ 7.81	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 261,908
Adj Base Cost	= 124.60	Lot Value	+ 68,098
Total Area	x 1,987	Indicated Value	= 330,006
Adjusted Cost	= 247,580	Value Per SqFt	166.08

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173320	8x5		40	26.80		1,072
PATC	Patio - Covered	173321	13x9		117	19.81		2,318



Rogers

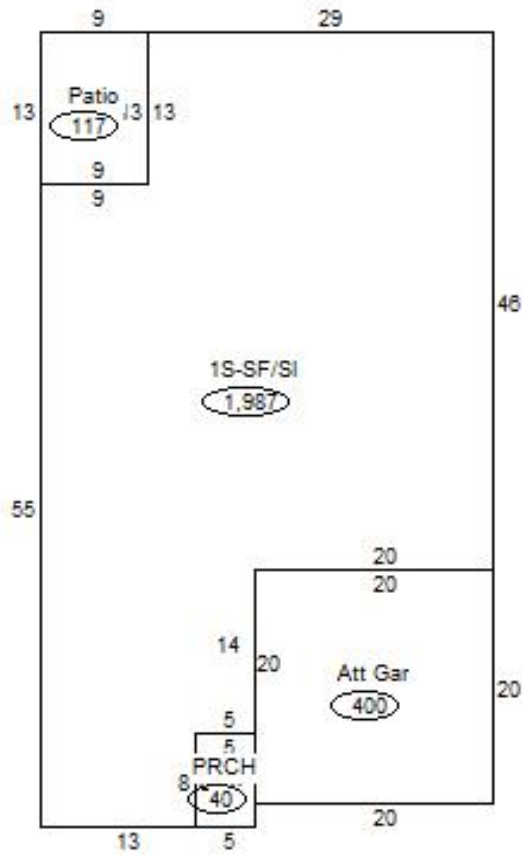
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Sketch Image

660104553



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,987	1.000	1,987
2	G	1		20	Att Gar	400	1.000	400
3	M	PRCH		20	PRCH	40	1.000	40
4	M	PATC		20	Patio	117	1.000	117
Total Building Area						1,987		1,987