



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																					
<b>Account</b> 660104560 <b>Parcel ID</b> 00000-0-0-0000778-005-0007 <b>Cadastral ID</b> 34-21-14-02850 <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> 344180 HUDGENS, MITCHELL RYAN & EMILY IRENE  7401 N 160TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07401 N 160TH E AVE <b>Subdivision</b> STONE CREEK OF OWASSO <b>Lot/Block</b> 0007 / 0005 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					<p>660104560 05/31/24</p> <p>660104560_001.JPG 6/14/2024</p>																																																					
<b>Legal Description</b> Lat/Long: 36.26074756 -95.79465701 LOT 7 BLOCK 5 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	0.2471		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,764.00 x 5.30 = 57,049		
Factor Value			
Adjustments	2.1247		
Lot Value	121,211		



660104560\_001.JPG 6/14/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,706 / 2,272
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,706
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	602 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Cost Approach		Manual : 01/2025	
Base Cost	99.76	Total Misc Impr	+ 9,466
Roofing Adj	+ 4.18	Garage Cost	+ 28,776
Subfloor Adj	+ -2.69	Total RCN	= 318,925
Heat/Cool Adj	+ 14.47	Depreciation ( 2%)	- 6,379
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 312,546
Adj Base Cost	= 123.54	Lot Value	+ 121,211
Total Area	x 2,272	Indicated Value	= 433,757
Adjusted Cost	= 280,683	Value Per SqFt	190.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,546		
Lot Value	121,211		
Indicated Value	433,757	190.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	433,757	190.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2024	1	5,947.13		5,947
PRCH	Slab Porch - Covered	160281	7x6		42	29.40		1,235
PRCH	Porch	160282	13x6		78	29.28		2,284



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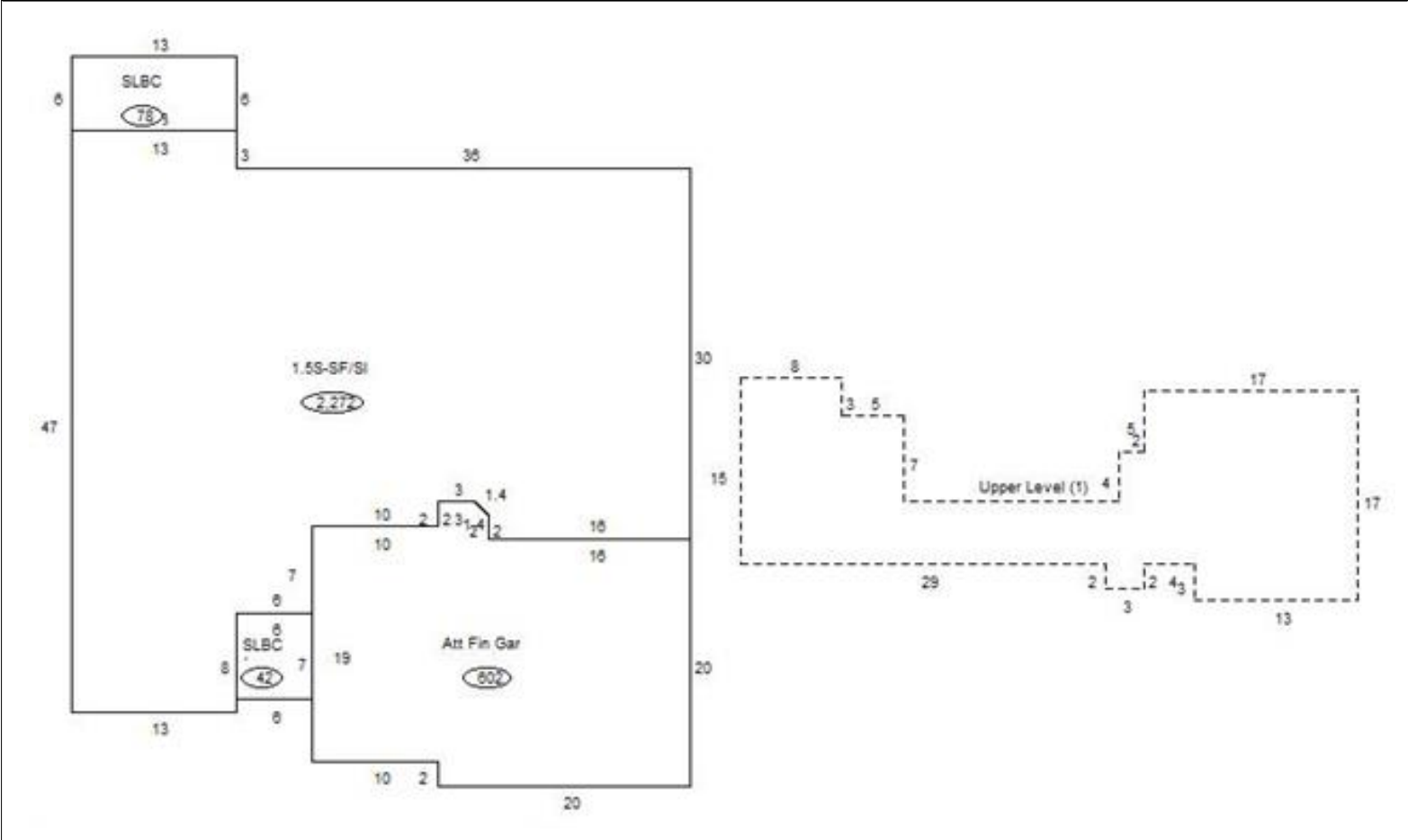
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Sketch Image

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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	1,706	1.332	2,272
2	U	^UL		13	Upper Level (1)	566	1.000	566
3	G	5		13	Att Fin Gar	602	1.000	602
4	M	PRCH		13	SLBC	42	1.000	42
5	M	PRCH		13	SLBC	78	1.000	78
<b>Total Building Area</b>						1,706		2,272