



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:17:49
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Assessment Data					Primary Image																																																																
Account 660104570 Parcel ID 00000-0-0-0000778-005-0017 Cadastral ID 34-21-14-02950 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 343743 OWENS, CIERA 7402 N 159TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07402 N 159TH E AVE Subdivision STONE CREEK OF OWASSO Lot/Block 0017 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2024-2-21\IMG_0013.JPG 2/21/2024</p>																																																																
Legal Description Lat/Long: 36.26065632 -95.79699265 LOT 17 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	0.3173		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,820.00 x 5.30 = 73,246		
Factor Value			
Adjustments	1.8252		
Lot Value	133,689		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,889 / 1,889
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,889
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	438 Attached Garage - Unfinished
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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	254,961		
Lot Value	133,689		
Indicated Value	388,650	205.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	388,650	205.74	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.14	Total Misc Impr	+ 3,204
Roofing Adj	+ 4.76	Garage Cost	+ 14,450
Subfloor Adj	+ -2.25	Total RCN	= 260,164
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,203
Plumbing Adj	+ 6.09	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 254,961
Adj Base Cost	= 128.38	Lot Value	+ 133,689
Total Area	x 1,889	Indicated Value	= 388,650
Adjusted Cost	= 242,510	Value Per SqFt	205.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159640	6x5		30	26.84		805
PRCH	Slab Porch - Covered	159641	15x6		90	26.65		2,399

