



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 660105493 <b>Parcel ID</b> 000000-0001-022-0-000-00 <b>Cadastral ID</b> 27-21-14-07220 <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> 341094 ALLEN, TIM & NOREEN  7908 N 145TH E CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07908 N 145TH E CT <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0022 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1087 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-10\IMG_0026.JF 8/10/2022</p>																													
<b>Legal Description</b> Lot/Long: 36.26849329 -95.81186307																																		
<b>Building Permits</b>					<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>R21 0414X</td> <td>R23- NEW 1821 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>123,750</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0414X	R23- NEW 1821 SQ FT SFR	08/2021	08/2022	123,750															
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<b>Exemptions</b>					<b>Sale History</b>																													
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H	Homestead	Yes	1,000	1,000																														
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/	EXECUTIVE HOMES LLC	03/21/2023	400,000	YES																														
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<b>Parcel Valuation</b>																																		
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>																									
<b>Remove Cap</b>	2024	<b>Land Value</b>	98,002	98,002	11%	10,780	<b>Assessed</b>	43,273	4,239.02																									
<b>Year Frozen</b>	2026	<b>Improvements</b>	302,792	295,391		32,493	<b>Penalty</b>	0																										
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-98.00																									
<b>TIF Project ID</b>	0	<b>Total Value</b>	400,794	393,393		43,273	<b>Total Taxable</b>	42,273	4,141.00																									
<b>Assessment History</b>																																		
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																									
2025	2025-660105493	ALLEN, TIM & NOREEN			40	381,935	1000	41,013	4,018.00																									
2024	2024-660105493	ALLEN, TIM & NOREEN			40	401,604	1000	43,177	4,148.00																									
2023	2023-660105493	ALLEN, TIM & NOREEN			40	339,146	0	12,827	1,202.00																									
2022	2022-660105493	EXECUTIVE HOMES LLC			40	3,394	0	373	37.00																									



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.141		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,143.00 x 6.00 = 36,858		
Factor Value			
Adjustments	2.6589		
Lot Value	98,002		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-10\IMG\_0026.JF 8/10/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,832 / 1,832
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,832
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	309,426	168.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	79,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	119.06	Total Misc Impr	+	14,783			
Roofing Adj	+ 6.18	Garage Cost	+	28,676			
Subfloor Adj	+ -4.72	Total RCN	=	308,971			
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	-	6,179			
Plumbing Adj	+ 8.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	302,792			
Adj Base Cost	= 144.93	Lot Value	+	98,002			
Total Area	x 1,832	Indicated Value	=	400,794			
Adjusted Cost	= 265,512	Value Per SqFt		218.77			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	302,792		
Lot Value	98,002		
Indicated Value	400,794	218.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	400,794	218.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154560	7x5		35	33.08		1,158
PRCH	Slab Porch - Covered	154561	215		215	32.21		6,925
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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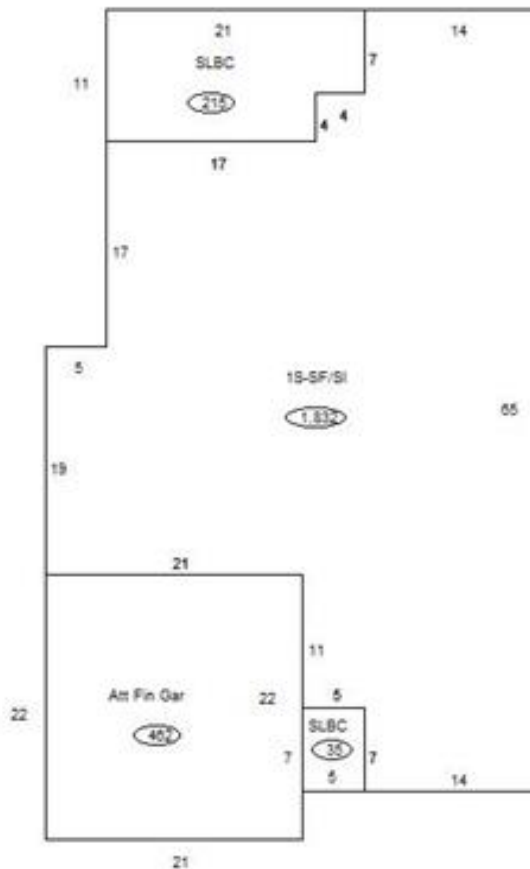
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### Sketch Image

660105493



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,832	1.000	1,832
2	M	PRCH		13	SLBC	35	1.000	35
3	M	PRCH		13	SLBC	215	1.000	215
4	G	5		13	Att Fin Gar	462	1.000	462
<b>Total Building Area</b>						1,832		1,832