



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 660105528 Parcel ID 000000-0003-001-0-000-00 Cadastral ID 27-21-14-07570 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 339710 DHAKAL, DILLI RAM & ISHWORI KAFLE DHAKAL 8015 N 146TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 08015 N 146TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																	
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Legal Description					Building Permits																																												
Lat/Long: 36.27065096 -95.81021020 LOT 1 BLOCK 3 PRESLEY HOLLOW					<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 0603X</td> <td>R23- NEW 2096 SQ FT SFR</td> <td>08/2021</td> <td>08/2022</td> <td>139,920</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0603X	R23- NEW 2096 SQ FT SFR	08/2021	08/2022	139,920																														
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1927		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,396.00 x 6.00 = 50,376		
Factor Value			
Adjustments	2.6556		
Lot Value	133,779		



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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	2,189 / 2,189
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,189
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	450 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
Adjusted R	0.8445	
Indicated Value	343,395	156.87 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	56,170	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	345,587		
Lot Value	133,779		
Indicated Value	479,366	218.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	479,366	218.99	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	115.13	Total Misc Impr	+ 15,624
Roofing Adj	+ 5.93	Garage Cost	+ 28,148
Subfloor Adj	+ -4.62	Total RCN	= 352,640
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,053
Plumbing Adj	+ 8.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 345,587
Adj Base Cost	= 141.10	Lot Value	+ 133,779
Total Area	x 2,189	Indicated Value	= 479,366
Adjusted Cost	= 308,868	Value Per SqFt	218.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154591	19x13		247	32.11		7,931
PRCH	Slab Porch - Covered	154593	6x5		30	33.10		993
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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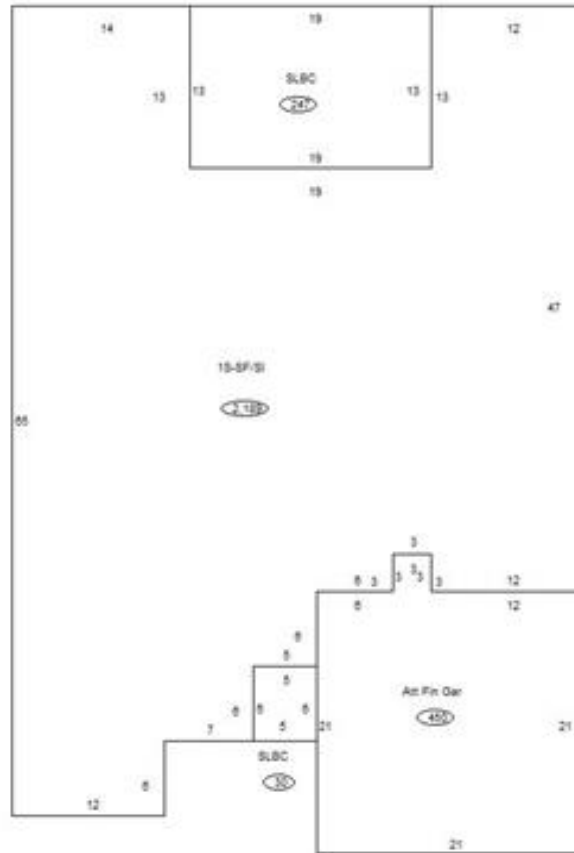
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Sketch Image

660105528



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,189	1.000	2,189
2	M	PRCH		10	SLBC	247	1.000	247
3	G	5		10	Att Fin Gar	450	1.000	450
4	M	PRCH		10	SLBC	30	1.000	30
Total Building Area						2,189		2,189