



# 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> 660105536 <b>Parcel ID</b> 000000-0003-009-0-000-00 <b>Cadastral ID</b> 27-21-14-07650 <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> 347564 EDGAR, TRISTYN DANIELLE & JOSEPH NEMEC  7921 N 146TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07921 N 146TH E AVE <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0009 / 0003 <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>660105536 03/13/25</p> <p>660105536_001.JPG 3/19/2025</p>																																																																
<b>Legal Description</b> Lot/Long: 36.26938962 -95.81030871 LOT 9 BLOCK 3 PRESLEY HOLLOW																																																																					
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1438		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,262.00 x 6.00 = 37,572		
Factor Value			
Adjustments	2.5917		
Lot Value	97,375		



660105536\_001.JPG 3/19/2025

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	2,012 / 2,012
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,012
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	562 Attached Garage - Finished
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	

Cost Approach		Manual : 01/2025	
Base Cost	117.08	Total Misc Impr	+ 15,197
Roofing Adj	+ 6.05	Garage Cost	+ 33,332
Subfloor Adj	+ -4.62	Total RCN	= 334,635
Heat/Cool Adj	+ 16.31	Depreciation ( 1%)	- 3,346
Plumbing Adj	+ 7.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 331,289
Adj Base Cost	= 142.20	Lot Value	+ 97,375
Total Area	x 2,012	Indicated Value	= 428,664
Adjusted Cost	= 286,106	Value Per SqFt	213.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	331,289		
Lot Value	97,375		
Indicated Value	428,664	213.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	428,664	213.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	170111	52		52	33.03		1,718
PATC	Patio - Covered	170112	354		354	19.15		6,779
FPPF	Fireplace - Prefabricated		1	2025	1	6,700.26		6,700



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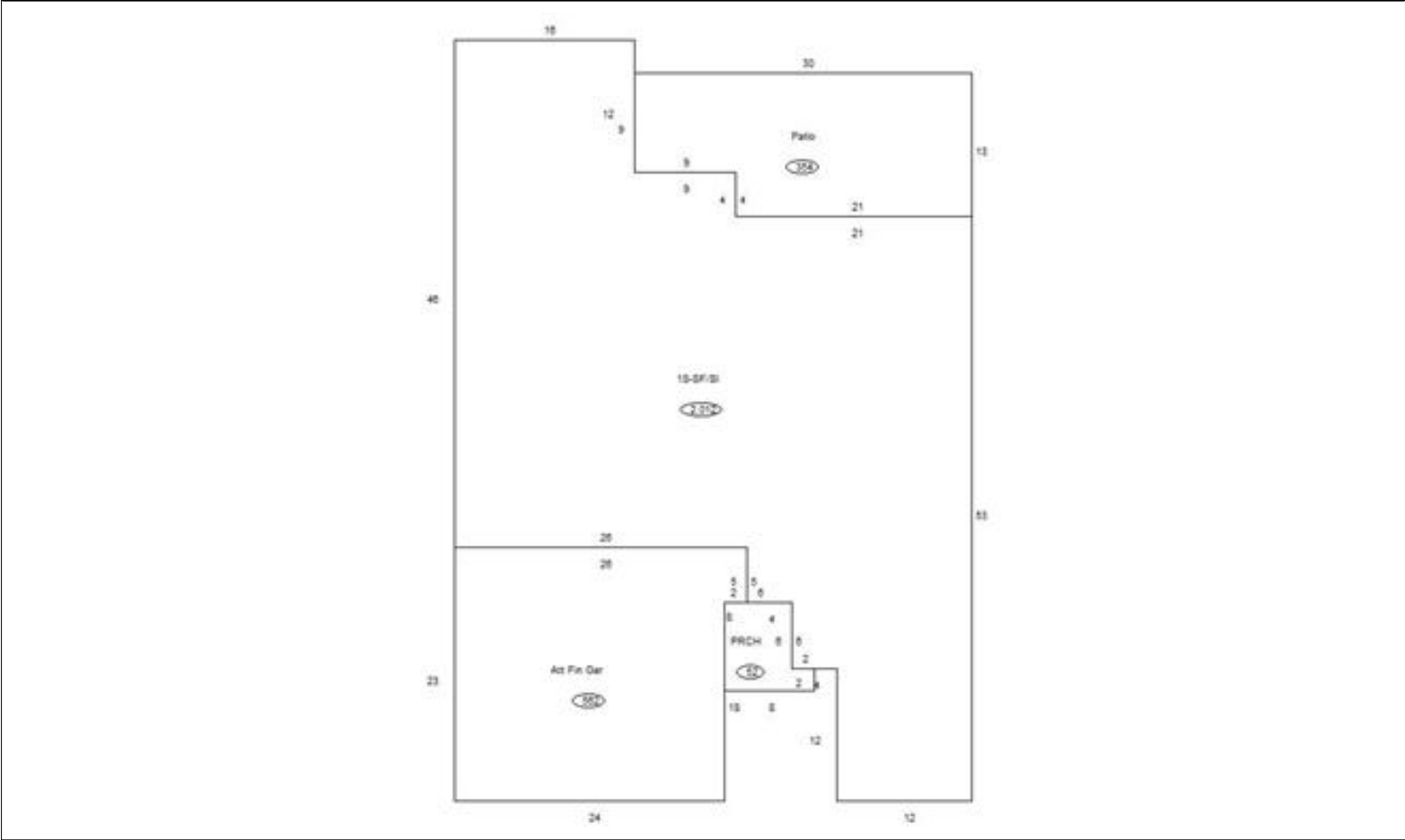
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Sketch Image

660105536



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	2,012	1.000	2,012
2	G	5		10	Att Fin Gar	562	1.000	562
3	M	PRCH		10	PRCH	52	1.000	52
4	M	PATC		10	Patio	354	1.000	354
<b>Total Building Area</b>						<b>2,012</b>		<b>2,012</b>