



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 660105540 Parcel ID 000000-0003-013-0-000-00 Cadastral ID 27-21-14-07690 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 342337 JEFFERSON, JEFFREY KEN & TAMARA DIANE REVOCABLE LIVING TRUST 7913 N 146TH E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 07913 N 146TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.26873364 -95.81027524 LOT 13 BLOCK 3 PRESLEY HOLLOW					Building Permits <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>R22 524</td> <td>R23 NEW SFR 2207 SQ FT</td> <td>06/2022</td> <td>09/2023</td> <td>145,860</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 524	R23 NEW SFR 2207 SQ FT	06/2022	09/2023	145,860																																			
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1516		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	6,605.00 x 6.00 = 39,630		
Factor Value			
Adjustments	1.9466		
Lot Value	77,144		



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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	2,273 / 2,273
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,273
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	434 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	348,383		
Lot Value	77,144		
Indicated Value	425,527	187.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	425,527	187.21	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.62	Total Misc Impr	+ 9,245
Roofing Adj	+ 5.90	Garage Cost	+ 27,437
Subfloor Adj	+ -4.62	Total RCN	= 355,493
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,110
Plumbing Adj	+ 8.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 348,383
Adj Base Cost	= 140.26	Lot Value	+ 77,144
Total Area	x 2,273	Indicated Value	= 425,527
Adjusted Cost	= 318,811	Value Per SqFt	187.21

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158208	28x9		252	32.09		8,087
PRCH	Slab Porch - Covered	158210	7x5		35	33.08		1,158



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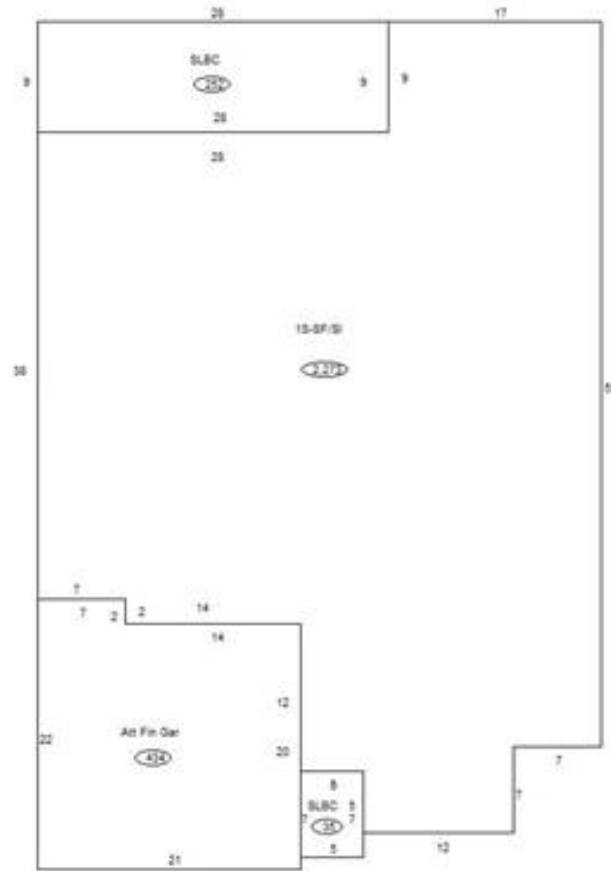
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Sketch Image

660105540



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,273	1.000	2,273
2	M	PRCH		10	SLBC	252	1.000	252
3	G	5		10	Att Fin Gar	434	1.000	434
4	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						2,273		2,273