



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:29:23  
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Assessment Data					Primary Image																																												
<b>Account</b> 660105556 <b>Parcel ID</b> 000000-0005-006-0-000-00 <b>Cadastral ID</b> 27-21-14-07850 <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> 340016 MEANS, DEREK & DENISE  7902 N 147TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07902 N 147TH E AVE <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0006 / 0005 <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																																																	
\\tsclient\T\ROB STUFF\2022-11-18\IMG_0001.JPG 11/18/2022																																																	
Legal Description					Building Permits																																												
Lat/Long: 36.26744751 -95.80972444 LOT 6 BLOCK 5 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>R22</td> <td>R23 NEW SFR</td> <td>08/2022</td> <td>11/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW SFR	08/2022	11/2022																															
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Date 04/18/2026  
 Time 10:29:24  
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Lot Data	Square-Foot - NBHD 1087 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2115	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,212.00 x 6.00 = 55,272	
Factor Value		
Adjustments	1.0500	
Lot Value	58,036	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,610 / 3,525
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,610
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 /

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	498,658 141.46 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	610,540 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.37	Total Misc Impr	+ 11,945
Roofing Adj	+ 4.28	Garage Cost	+ 40,975
Subfloor Adj	+ -3.38	Total RCN	= 490,866
Heat/Cool Adj	+ 16.31	Depreciation ( 0%)	- 0
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 490,866
Adj Base Cost	= 124.24	Lot Value	+ 58,036
Total Area	x 3,525	Indicated Value	= 548,902
Adjusted Cost	= 437,946	Value Per SqFt	155.72

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	490,866
Lot Value	58,036
Indicated Value	548,902 155.72 Per SqFt
Agland Value	
Site Improvements	
Total Value	548,902 155.72 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Slab Porch - Covered	155880	7x5		35	33.08	1,158
PRCH	Slab Porch - Covered	155881	339		339	31.82	10,787



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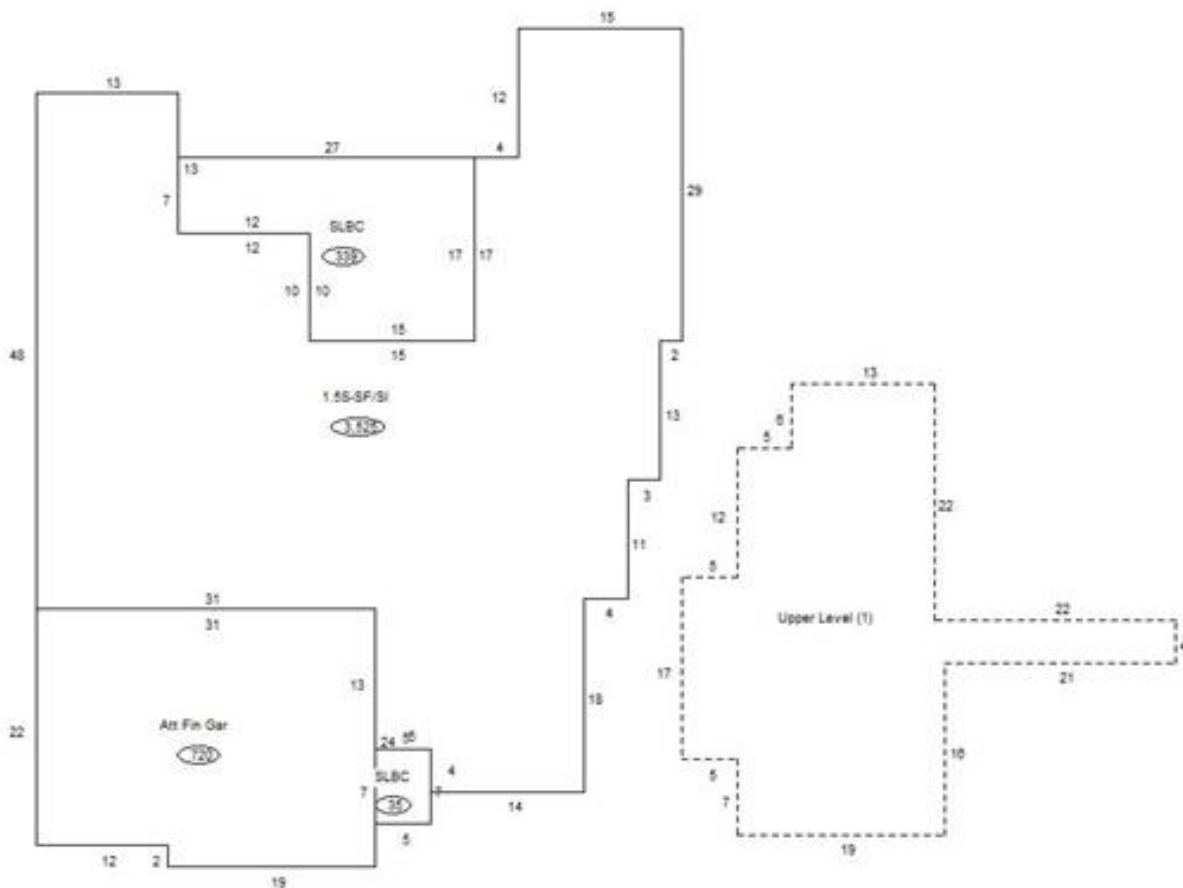
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### Sketch Image

660105556



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,610	1.351	3,525
2	G	5		13	Att Fin Gar	720	1.000	720
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	339	1.000	339
5	U	^UL		13	Upper Level (1)	915	1.000	915
<b>Total Building Area</b>						<b>2,610</b>		<b>3,525</b>