



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 660105565 Parcel ID 000000-0006-007-0-000-00 Cadastral ID 27-21-14-07940 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 337893 KAASE, ANGELA RENEE & VINCENT WADE 7712 N 147TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07712 N 147TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0007 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-11\IMG_0037.JF 8/11/2022</p>																																																																
Legal Description Lot/Long: 36.26557004 -95.80978229 LOT 7 BLOCK 6 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	0.211		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,191.00 x 6.00 = 55,146		
Factor Value			
Adjustments	1.2435		
Lot Value	68,574		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-11\IMG_0037.JF 8/11/2022

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	2,487 / 2,487
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,487
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	838 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	407,320 163.78 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	540,630 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	401,453
Lot Value	68,574
Indicated Value	470,027 188.99 Per SqFt
Agland Value	
Site Improvements	
Total Value	470,027 188.99 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.44	Total Misc Impr	+ 17,953
Roofing Adj	+ 5.82	Garage Cost	+ 47,691
Subfloor Adj	+ -4.60	Total RCN	= 409,646
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,193
Plumbing Adj	+ 7.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 401,453
Adj Base Cost	= 138.32	Lot Value	+ 68,574
Total Area	x 2,487	Indicated Value	= 470,027
Adjusted Cost	= 344,002	Value Per SqFt	188.99

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154625	324		324	31.87		10,326
PRCH	Slab Porch - Covered	154626	7x4		28	33.10		927
FPPF	Fireplace - Prefabricated		1		1	6,700.26		6,700



Rogers

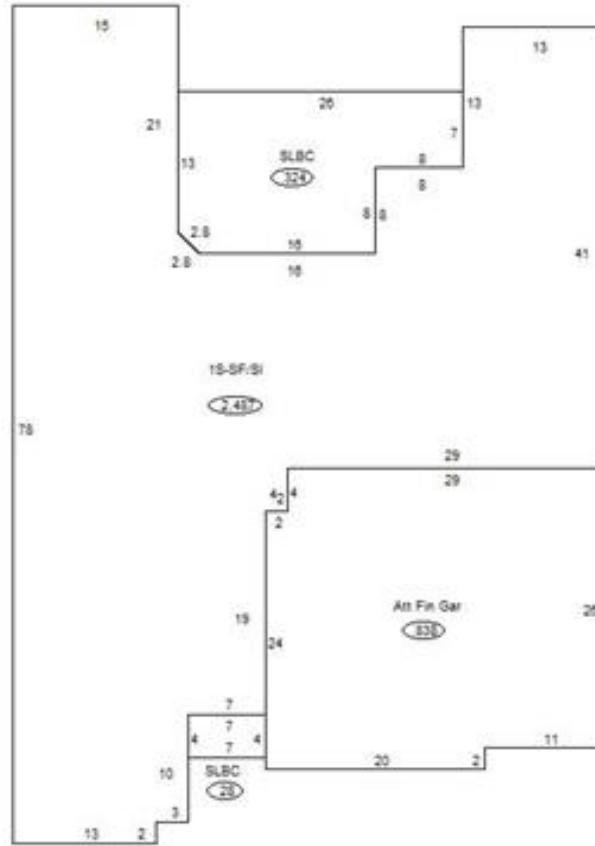
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,487	1.000	2,487
2	G	5		13	Att Fin Gar	838	1.000	838
3	M	PRCH		13	SLBC	324	1.000	324
4	M	PRCH		13	SLBC	28	1.000	28
Total Building Area						2,487		2,487