



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:30:32
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Assessment Data					Primary Image																																												
Account 660105591 Parcel ID 000000-0008-009-0-000-00 Cadastral ID 27-21-14-08200 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 343278 LASCHOBBER, STEPHEN J & JANCHIYA 7903 N 147TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07903 N 147TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0009 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																	
Legal Description Lot/Long: 36.26776516 -95.80916774																																																	
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>R23 716</td> <td>R23 NEW SFR 2419 SQ FT</td> <td>08/2022</td> <td>06/2023</td> <td>171,930</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 716	R23 NEW SFR 2419 SQ FT	08/2022	06/2023	171,930																														
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2148		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,359.00 x 6.00 = 56,154		
Factor Value			
Adjustments	1.2610		
Lot Value	70,810		



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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	2,400 / 2,400
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,400
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	799 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	

Cost Approach Manual : 01/2025

Base Cost	113.93	Total Misc Impr	+	19,106
Roofing Adj	+ 5.86	Garage Cost	+	45,471
Subfloor Adj	+ -4.62	Total RCN	=	398,393
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	7,968
Plumbing Adj	+ 7.61	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	390,425
Adj Base Cost	= 139.09	Lot Value	+	70,810
Total Area	x 2,400	Indicated Value	=	461,235
Adjusted Cost	= 333,816	Value Per SqFt		192.18

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	390,425		
Lot Value	70,810		
Indicated Value	461,235	192.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	461,235	192.18	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157414	7x7		49	33.04		1,619
PRCH	Slab Porch - Covered	157415	339		339	31.82		10,787
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700

