



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 660105664 Parcel ID 000000-0012-006-0-000-00 Cadastral ID 27-21-14-08930 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 337544 SHAW, EVAN J & LYNDA B 7907 N 149TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07907 N 149TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0006 / 0012 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: 36.26886485 -95.80742020																																																	
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>R21 0439X</td> <td>R23- NEW 2859 SQ FT SFR</td> <td>08/2021</td> <td>04/2022</td> <td>171,050</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 0439X	R23- NEW 2859 SQ FT SFR	08/2021	04/2022	171,050																														
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2067		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,002.00 x 6.00 = 54,012		
Factor Value			
Adjustments	1.0000		
Lot Value	54,012		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-4-4\IMG_0004.JPG 4/4/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	0
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,180 / 2,832
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,180
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	736 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	435,518	153.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	502,600		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.28	Total Misc Impr	+ 15,631
Roofing Adj	+ 4.57	Garage Cost	+ 41,886
Subfloor Adj	+ -3.55	Total RCN	= 422,533
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,451
Plumbing Adj	+ 8.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 414,082
Adj Base Cost	= 128.89	Lot Value	+ 54,012
Total Area	x 2,832	Indicated Value	= 468,094
Adjusted Cost	= 365,016	Value Per SqFt	165.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	414,082		
Lot Value	54,012		
Indicated Value	468,094	165.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	468,094	165.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154018	7x5		35	33.08		1,158
PRCH	Slab Porch - Covered	154019	242		242	32.12		7,773
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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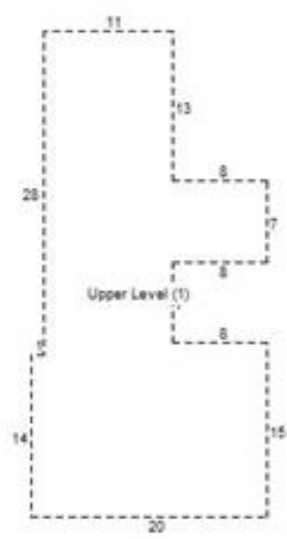
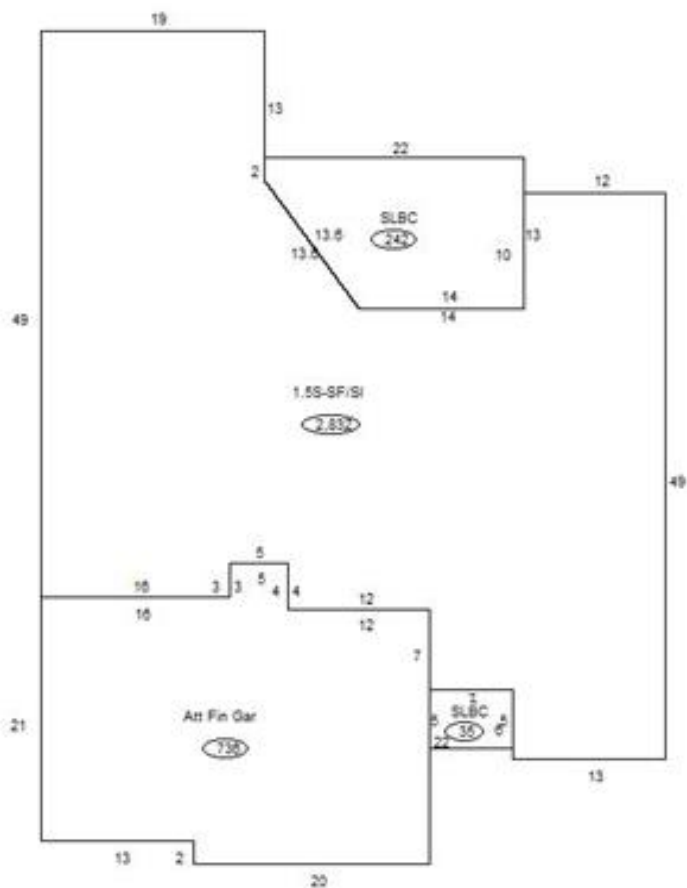
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Sketch Image

660105664



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	2,180	1.299	2,832
2	G	5		13	Att Fin Gar	736	1.000	736
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PRCH		13	SLBC	242	1.000	242
5	U	^UL		13	Upper Level (1)	652	1.000	652
Total Building Area						2,180		2,832