



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:32:53  
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Assessment Data					Primary Image																																												
<b>Account</b> 660105667 <b>Parcel ID</b> 000000-0012-009-0-000-00 <b>Cadastral ID</b> 27-21-14-08960 <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> 336858 MOSQUEDA, MIGUEL ANGEL JR  7901 N 149TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07901 N 149TH E AVE <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0009 / 0012 <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																																																	
<b>Legal Description</b> Lot/Long: 36.26839007 -95.80702479																																																	
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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1933		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,421.00 x 6.00 = 50,526		
Factor Value			
Adjustments	1.0000		
Lot Value	50,526		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,462 / 2,462
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,462
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	694 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	358,750	145.71 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	498,140	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	358,401		
Lot Value	50,526		
Indicated Value	408,927	166.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	408,927	166.10	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	108.91	Total Misc Impr	+	16,416
Roofing Adj	+ 5.18	Garage Cost	+	32,549
Subfloor Adj	+ -3.39	Total RCN	=	373,334
Heat/Cool Adj	+ 14.47	Depreciation ( 4%)	-	14,933
Plumbing Adj	+ 6.58	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	358,401
Adj Base Cost	= 131.75	Lot Value	+	50,526
Total Area	x 2,462	Indicated Value	=	408,927
Adjusted Cost	= 324,369	Value Per SqFt		166.10

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152901	314		314	28.43		8,927
PRCH	Slab Porch - Covered	152902	6x6		36	29.42		1,059
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



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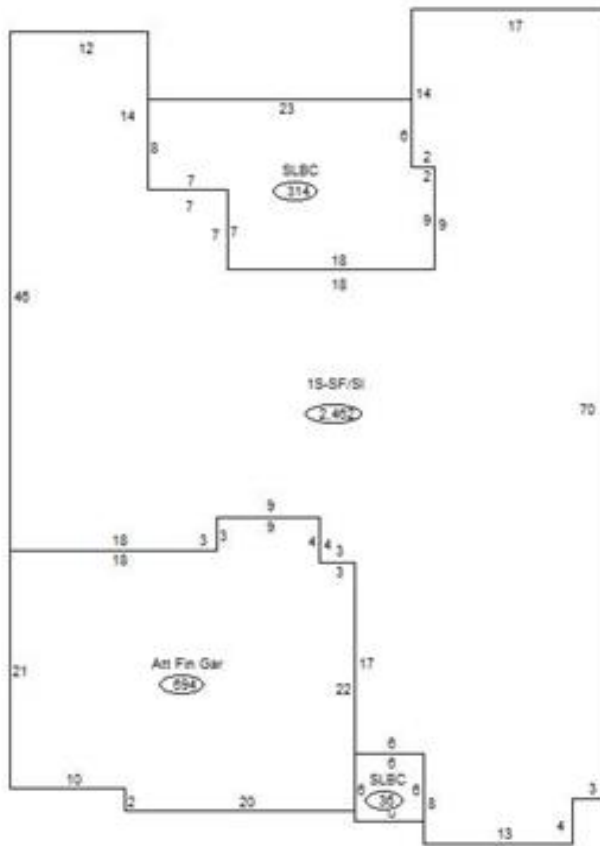
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Sketch Image

660105667



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,462	1.000	2,462
2	G	5		13	Att Fin Gar	694	1.000	694
3	M	PRCH		13	SLBC	314	1.000	314
4	M	PRCH		13	SLBC	36	1.000	36
<b>Total Building Area</b>						<b>2,462</b>		<b>2,462</b>