



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 660105808 Parcel ID 000000-0001-007-0-000-00 Cadastral ID 34-21-14-00380 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 349500 NGUYEN, TRUNG HO THANH & THI MY ANH 7506 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07506 N 154TH E AVE Subdivision HAWK'S LANDING Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105808_001.JPG 9/8/2025</p>																																																																
Legal Description Lot/Long: 36.26273400 -95.80304091 LOT 7 BLOCK 1 HAWK'S LANDING																																																																					
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Lot Data	- HAWK'S LANDING DEV DEF	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1746	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method		
Base Lot Value	1.00 x 28,571.00 = 28,571	
Factor Value		
Adjustments	1.0000	
Lot Value	28,571	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,830 / 1,830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,830
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	107.42	Total Misc Impr	+ 4,663
Roofing Adj	+ 4.79	Garage Cost	+ 16,378
Subfloor Adj	+ -2.29	Total RCN	= 256,837
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,568
Plumbing Adj	+ 6.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 254,269
Adj Base Cost	= 128.85	Lot Value	+ 28,571
Total Area	x 1,830	Indicated Value	= 282,840
Adjusted Cost	= 235,796	Value Per SqFt	154.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	254,269		
Lot Value	28,571		
Indicated Value	282,840	154.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	282,840	154.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173834	65		65	26.73		1,737
PATC	Patio - Covered	173835	19x8		152	19.25		2,926



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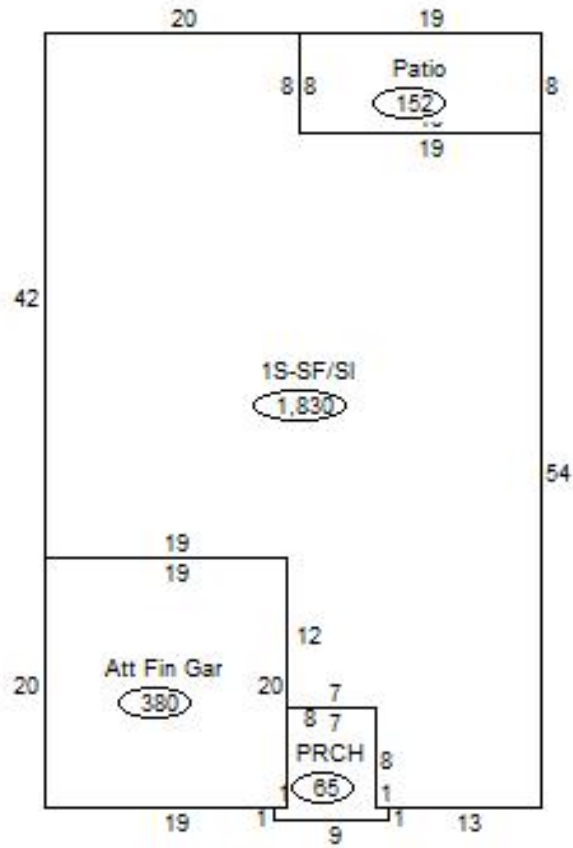
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Sketch Image

660105808



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,830	1.000	1,830
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	65	1.000	65
4	M	PATC		20	Patio	152	1.000	152
Total Building Area						1,830		1,830