




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:35:19  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660105813 <b>Parcel ID</b> 000000-0001-012-0-000-00 <b>Cadastral ID</b> 34-21-14-00430 <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> 348241 DINKINS, BLAKE EDWARD & FAITH HUDSON  7412 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07412 N 154TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0012 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1059 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>660105813_001.JPG 9/8/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.26184533 -95.80302702 LOT 12 BLOCK 1 HAWK'S LANDING																																																						
<b>Exemptions</b>					<b>Building Permits</b>																																																	
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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	0.1645	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method		
Base Lot Value	1.00 x 28,571.00 = 28,571	
Factor Value		
Adjustments	2.4527	
Lot Value	70,076	

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	1,874 / 1,874
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,874
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660105813_001.JPG	9/8/2025
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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	106.91	Total Misc Impr	+	5,307	
Roofing Adj	+ 4.76	Garage Cost	+	17,024	
Subfloor Adj	+ -2.26	Total RCN	=	262,559	
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	-	2,626	
Plumbing Adj	+ 6.14	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	259,933	
Adj Base Cost	= 128.19	Lot Value	+	70,076	
Total Area	x 1,874	Indicated Value	=	330,009	
Adjusted Cost	= 240,228	Value Per SqFt		176.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,933		
Lot Value	70,076		
Indicated Value	330,009	176.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,009	176.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173633	15x7		105	26.60		2,793
PATC	Patio - Covered	173634	16x8		128	19.64		2,514



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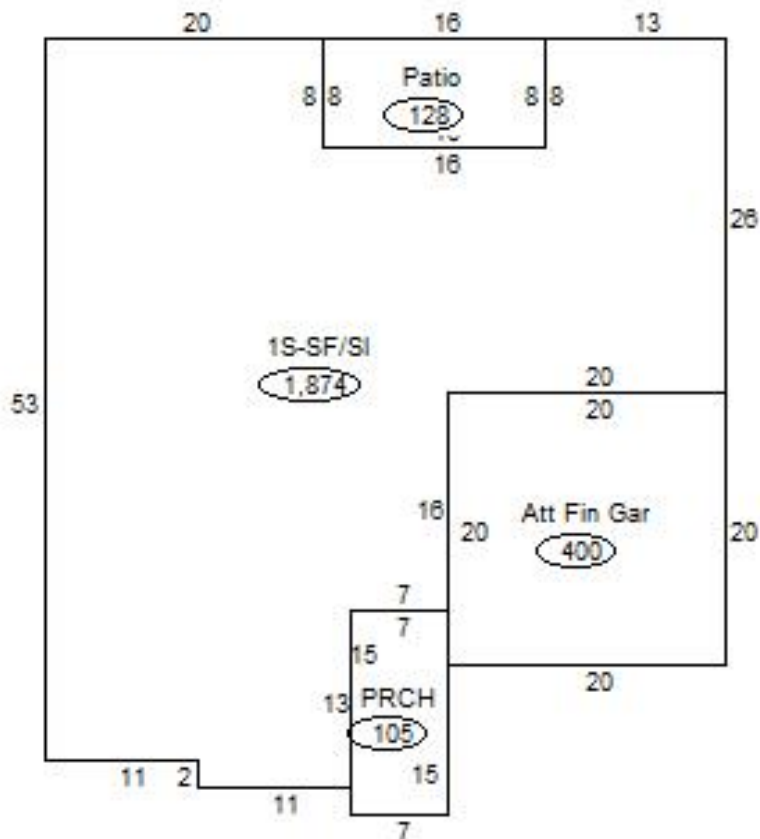
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### Sketch Image

660105813



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,874	1.000	1,874
2	G	5		20	Att Fin Gar	400	1.000	400
3	M	PRCH		20	PRCH	105	1.000	105
4	M	PATC		20	Patio	128	1.000	128
<b>Total Building Area</b>						<b>1,874</b>		<b>1,874</b>