



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 10:35:21
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Assessment Data					Primary Image																																																																
Account 660105814 Parcel ID 000000-0001-013-0-000-00 Cadastral ID 34-21-14-00440 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 348424 CRUZ, ANGEL & ABIGAIL GALAN ARANGO 7410 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07410 N 154TH E AVE Subdivision HAWK'S LANDING Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105814_001.JPG 9/8/2025</p>																																																																
Legal Description Lat/Long: 36.26164671 -95.80297525 LOT 13 BLOCK 1 HAWK'S LANDING																																																																					
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Lot Data		- HAWK'S LANDING DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1941		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method			
Base Lot Value	1.00 x 28,571.00 = 28,571		
Factor Value			
Adjustments	2.2008		
Lot Value	62,879		



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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	1,754 / 1,754
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,754
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	108.39	Total Misc Impr	+	4,034
Roofing Adj	+ 4.83	Garage Cost	+	16,378
Subfloor Adj	+ -2.31	Total RCN	=	248,607
Heat/Cool Adj	+ 12.64	Depreciation (1%)	-	2,486
Plumbing Adj	+ 6.55	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	246,121
Adj Base Cost	= 130.10	Lot Value	+	62,879
Total Area	x 1,754	Indicated Value	=	309,000
Adjusted Cost	= 228,195	Value Per SqFt		176.17

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	246,121		
Lot Value	62,879		
Indicated Value	309,000	176.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	309,000	176.17	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173629	7x7		49	26.78		1,312
PATC	Patio - Covered	173630	14x10		140	19.44		2,722



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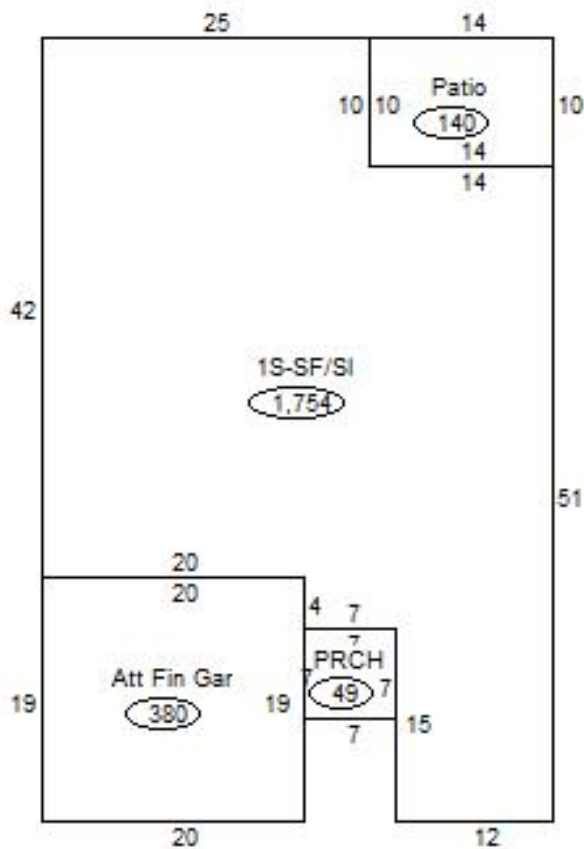
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,754	1.000	1,754
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	49	1.000	49
4	M	PATC		20	Patio	140	1.000	140
Total Building Area						1,754		1,754