




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660105817 <b>Parcel ID</b> 000000-0001-016-0-000-00 <b>Cadastral ID</b> 34-21-14-00470 <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> 349183 MARTINEZ, GUILLERMO FEDERICO MIJANGOS & YOHANA MIJANGOS  7404 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07404 N 154TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0016 / 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>660105817_001.JPG 9/8/2025</p>																																																																
<b>Legal Description</b> Lat/Long: 36.26110028 -95.80297593 LOT 16 BLOCK 1 HAWK'S LANDING																																																																					
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2103		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,161.00 x 5.30 = 48,553		
Factor Value			
Adjustments	1.3483		
Lot Value	65,465		



**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	1,793 / 1,793
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,793
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660105817\_001.JPG 9/8/2025

**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	107.88	Total Misc Impr	+	3,105
Roofing Adj	+ 4.81	Garage Cost	+	16,378
Subfloor Adj	+ -2.31	Total RCN	=	251,551
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	-	2,516
Plumbing Adj	+ 6.41	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	249,035
Adj Base Cost	= 129.43	Lot Value	+	65,465
Total Area	x 1,793	Indicated Value	=	314,500
Adjusted Cost	= 232,068	Value Per SqFt		175.40

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	249,035		
Lot Value	65,465		
Indicated Value	314,500	175.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	314,500	175.40	Total Value Per SqFt

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173617	56		56	26.75		1,498
PATC	Patio - Covered	173618	10x8		80	20.09		1,607



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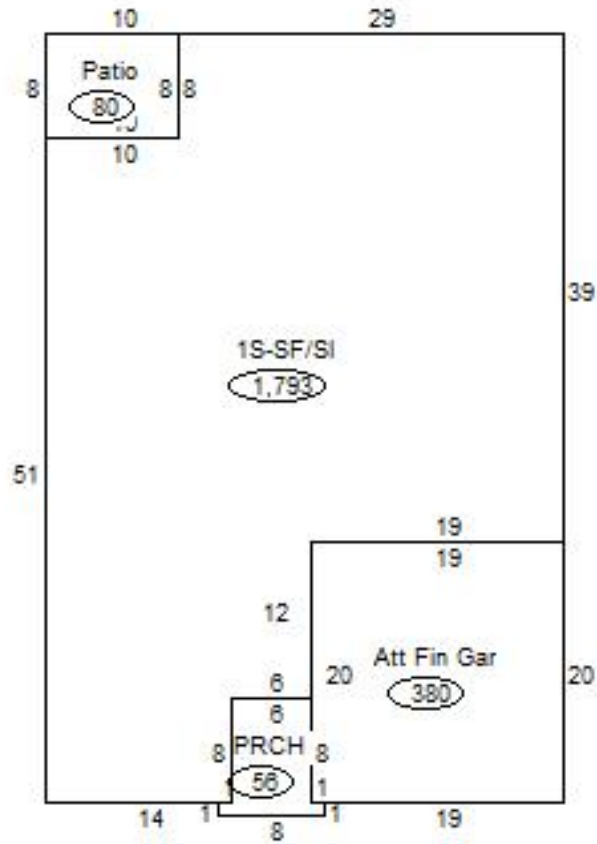
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Sketch Image

660105817



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,793	1.000	1,793
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	56	1.000	56
4	M	PATC		20	Patio	80	1.000	80
<b>Total Building Area</b>						<b>1,793</b>		<b>1,793</b>