




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																
Account 660105819 Parcel ID 000000-0001-018-0-000-00 Cadastral ID 34-21-14-00490 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 348079 JONES, RONALD F JR & ERIN 7400 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07400 N 154TH E AVE Subdivision HAWK'S LANDING Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660105819_001.JPG 9/8/2025</p>																																																																
Legal Description Lat/Long: 36.26058920 -95.80296020 LOT 18 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	0.398		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	17,337.00 x 5.30 = 91,886		
Factor Value			
Adjustments	0.8723		
Lot Value	80,152		



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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	2,024 / 2,024
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,024
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	360 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	105.14	Total Misc Impr	+ 4,479
Roofing Adj	+ 4.68	Garage Cost	+ 15,710
Subfloor Adj	+ -2.19	Total RCN	= 275,112
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,751
Plumbing Adj	+ 5.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 272,361
Adj Base Cost	= 125.95	Lot Value	+ 80,152
Total Area	x 2,024	Indicated Value	= 352,513
Adjusted Cost	= 254,923	Value Per SqFt	174.17

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	272,361		
Lot Value	80,152		
Indicated Value	352,513	174.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	352,513	174.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173613	79		79	26.68		2,108
PATC	Patio - Covered	173614	20x6		120	19.76		2,371



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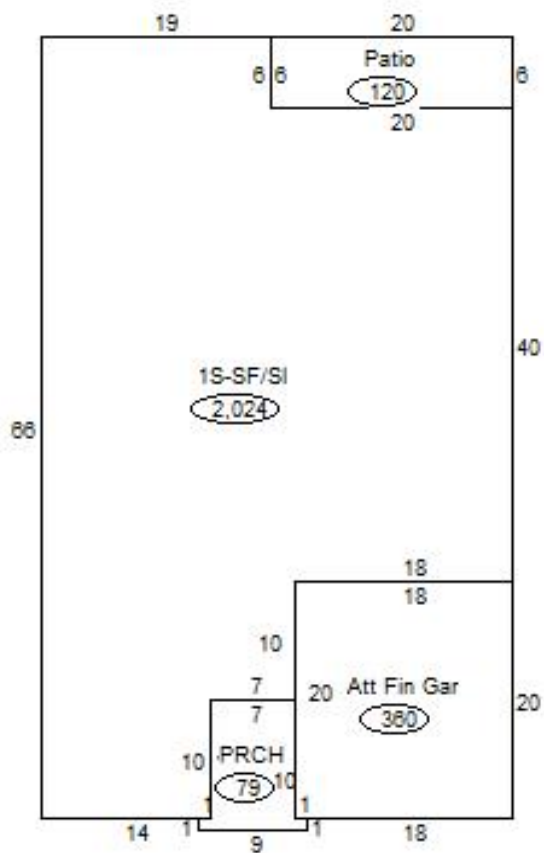
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Sketch Image

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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	2,024	1.000	2,024
2	G	5		20	Att Fin Gar	360	1.000	360
3	M	PRCH		20	PRCH	79	1.000	79
4	M	PATC		20	Patio	120	1.000	120
Total Building Area						2,024		2,024