



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 660105823 Parcel ID 000000-0001-022-0-000-00 Cadastral ID 34-21-14-00530 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 348173 PREMIUM TULSA CONDO LLC 8003 S GUTHRIE CT W TULSA OK 74132-0000 Parcel Location Situs 15408 E 74TH ST N Subdivision HAWK'S LANDING Lot/Block 0022 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105823_001.JPG 9/8/2025</p>																																																																					
Legal Description Lat/Long: 36.26058898 -95.80195838 LOT 22 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	0.2136		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,303.00 x 5.30 = 49,306		
Factor Value			
Adjustments	1.7029		
Lot Value	83,963		



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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	1,753 / 1,753
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,753
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	108.40	Total Misc Impr	+ 4,046
Roofing Adj	+ 4.83	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 248,524
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,485
Plumbing Adj	+ 6.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 246,039
Adj Base Cost	= 130.12	Lot Value	+ 83,963
Total Area	x 1,753	Indicated Value	= 330,002
Adjusted Cost	= 228,100	Value Per SqFt	188.25

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,039		
Lot Value	83,963		
Indicated Value	330,002	188.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,002	188.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173576	8x7		56	26.75		1,498
PATC	Patio - Covered	173577	13x10		130	19.60		2,548



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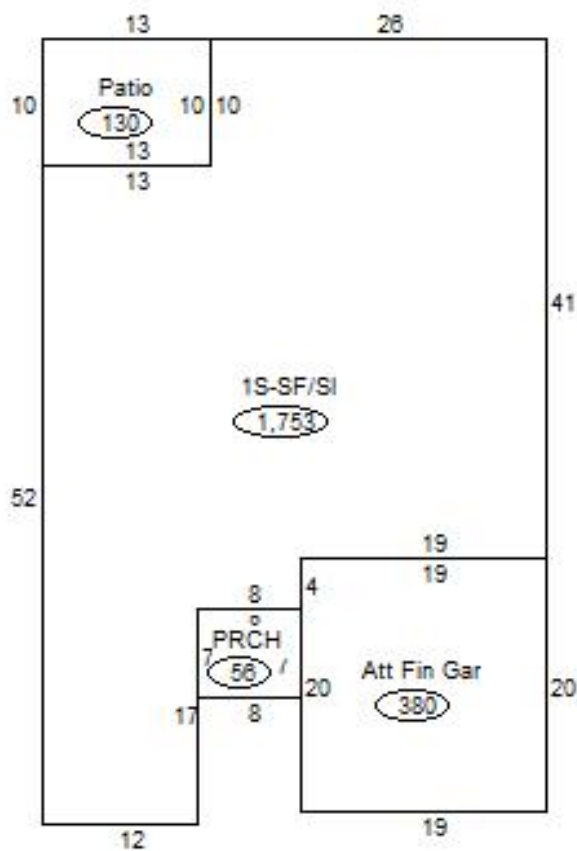
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Sketch Image

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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	1,753	1.000	1,753
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	130	1.000	130
Total Building Area						1,753		1,753