




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:35:52  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660105831 <b>Parcel ID</b> 000000-0002-008-0-000-00 <b>Cadastral ID</b> 34-21-14-00610 <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> 347594 <b>KENT, JOSHUA &amp; VERONICA</b>  7503 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07503 N 154TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0008 / 0002 <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>660105831_001.JPG 6/3/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.26250137 -95.80223347 LOT 8 BLOCK 2 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	0.2059		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,970.00 x 5.30 = 47,541		
Factor Value			
Adjustments	1.4629		
Lot Value	69,548		



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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	+ 3,457
Roofing Adj	+ 4.83	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 247,935
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	- 2,479
Plumbing Adj	+ 6.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 245,456
Adj Base Cost	= 130.12	Lot Value	+ 69,548
Total Area	x 1,753	Indicated Value	= 315,004
Adjusted Cost	= 228,100	Value Per SqFt	179.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,456		
Lot Value	69,548		
Indicated Value	315,004	179.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,004	179.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172223	6x5		30	26.84		805
PATC	Patio - Covered	172224	17x8		136	19.50		2,652



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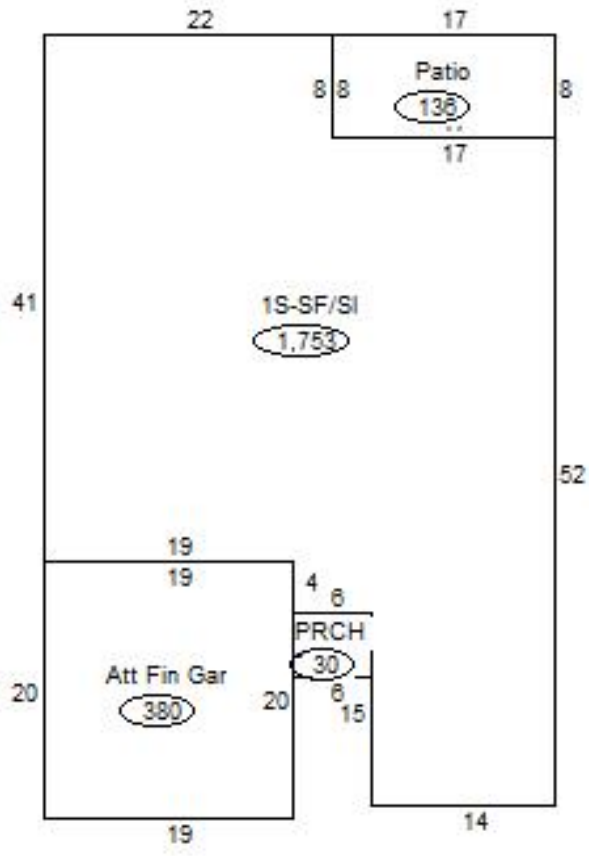
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Sketch Image

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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	30	1.000	30
4	M	PATC		20	Patio	136	1.000	136
<b>Total Building Area</b>						<b>1,753</b>		<b>1,753</b>