



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:35:58  
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Assessment Data					Primary Image																																												
<b>Account</b> 660105834 <b>Parcel ID</b> 000000-0002-011-0-000-00 <b>Cadastral ID</b> 34-21-14-00640 <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> 347806 THANG, THUAM  7415 N 154TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07415 N 154TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0011 / 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																																																	
<b>Legal Description</b> Lat/Long: 36.26199235 -95.80232588 LOT 11 BLOCK 2 HAWK'S LANDING																																																	
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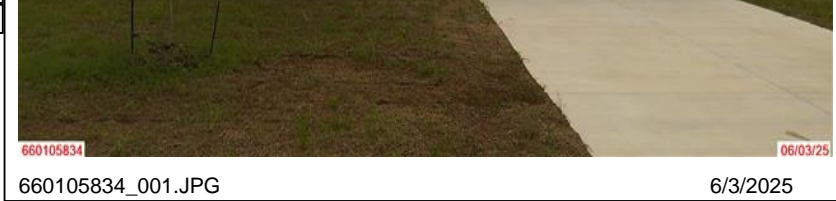
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Lot Data	- HAWK'S LANDING DEV DEF	Primary Image
Lot Size	0 0	<p>660105834_001.JPG 6/3/2025</p>
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2201	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method		
Base Lot Value	1.00 x 28,571.00 = 28,571	
Factor Value		
Adjustments	2.2432	
Lot Value	64,090	

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	1,848 / 1,848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,848
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	107.21	Total Misc Impr	+ 4,526				
Roofing Adj	+ 4.78	Garage Cost	+ 16,378				
Subfloor Adj	+ -2.28	Total RCN	= 258,501				
Heat/Cool Adj	+ 12.64	Depreciation ( 1%)	- 2,585				
Plumbing Adj	+ 6.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 255,916				
Adj Base Cost	= 128.57	Lot Value	+ 64,090				
Total Area	x 1,848	Indicated Value	= 320,006				
Adjusted Cost	= 237,597	Value Per SqFt	173.16				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,916		
Lot Value	64,090		
Indicated Value	320,006	173.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	320,006	173.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172235	13x5		65	26.73		1,737
PATC	Patio - Covered	172236	18x8		144	19.37		2,789



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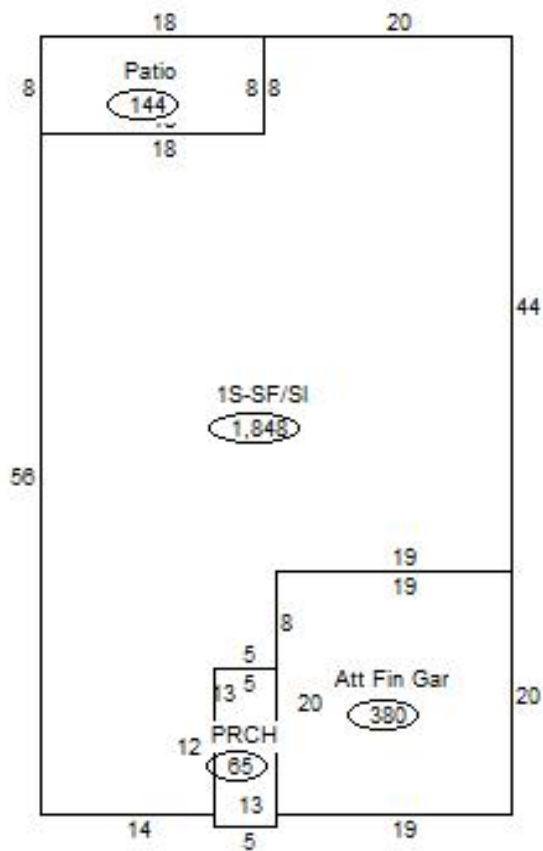
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Sketch Image

660105834



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,848	1.000	1,848
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	65	1.000	65
4	M	PATC		20	Patio	144	1.000	144
<b>Total Building Area</b>						<b>1,848</b>		<b>1,848</b>