



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 660105837 Parcel ID 000000-0002-014-0-000-00 Cadastral ID 34-21-14-00670 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 346663 NELSON, JACK 7409 N 154TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07409 N 154TH E AVE Subdivision HAWK'S LANDING Lot/Block 0014 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105837 03/13/25</p> <p>660105837_001.JPG 3/19/2025</p>																																																																
Legal Description Lat/Long: 36.26148260 -95.80240826 LOT 14 BLOCK 2 HAWK'S LANDING																																																																					
Exemptions					Building Permits																																																																
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																														
2025	2025-660105837	NELSON, JACK	40	43,518	0	4,787	469.00																																																														
2024	2024-660105837	D.R. HORTON-TEXAS LTD	40	28,571	0	3,143	302.00																																																														
2023	2023-660105837	PREMIUM LAND LLC	40	28,570	0	3,143	295.00																																																														
2022	2022-660105837	PREMIUM LAND LLC	40	28,571	0	3,143	308.00																																																														



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1885		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,211.00 x 5.30 = 43,518		
Factor Value			
Adjustments	1.8681		
Lot Value	81,296		



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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	1,796 / 1,796
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,796
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	107.83	Total Misc Impr	+	2,492
Roofing Adj	+ 4.81	Garage Cost	+	16,378
Subfloor Adj	+ -2.31	Total RCN	=	251,219
Heat/Cool Adj	+ 12.64	Depreciation (1%)	-	2,512
Plumbing Adj	+ 6.40	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	248,707
Adj Base Cost	= 129.37	Lot Value	+	81,296
Total Area	x 1,796	Indicated Value	=	330,003
Adjusted Cost	= 232,349	Value Per SqFt		183.74

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	248,707		
Lot Value	81,296		
Indicated Value	330,003	183.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,003	183.74	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	170107	9x5		45	26.79		1,206
PATC	Patio - Covered	170108	8x8		64	20.09		1,286



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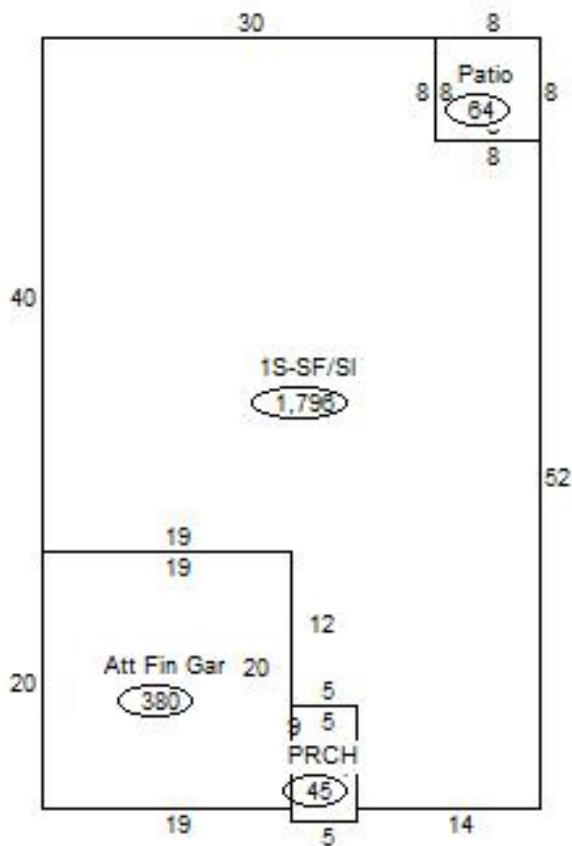
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Sketch Image

660105837



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,796	1.000	1,796
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	45	1.000	45
4	M	PATC		20	Patio	64	1.000	64
Total Building Area						1,796		1,796