




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 660105841 Parcel ID 000000-0002-018-0-000-00 Cadastral ID 34-21-14-00710 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 346316 HART, ROBERT ISAAC & ROBERT JOSEPH HART 7406 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07406 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0018 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>660105841_001.JPG 3/19/2025</p>																																																																
Legal Description Lot/Long: 36.26122495 -95.80170165 LOT 18 BLOCK 2 HAWK'S LANDING																																																																					
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Lot Data	- HAWK'S LANDING DEV DEF	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.2145	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method		
Base Lot Value	1.00 x 28,571.00 = 28,571	
Factor Value		
Adjustments	2.2040	
Lot Value	62,970	

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	1,777 / 1,777
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,777
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	470 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660105841	660105841_001.JPG	03/13/25
		3/19/2025

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	108.08	Total Misc Impr	+ 5,058
Roofing Adj	+ 4.82	Garage Cost	+ 19,044
Subfloor Adj	+ -2.31	Total RCN	= 254,579
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,546
Plumbing Adj	+ 6.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 252,033
Adj Base Cost	= 129.70	Lot Value	+ 62,970
Total Area	x 1,777	Indicated Value	= 315,003
Adjusted Cost	= 230,477	Value Per SqFt	177.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,033		
Lot Value	62,970		
Indicated Value	315,003	177.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,003	177.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	169710	13x5		65	26.73		1,737
PATC	Patio - Covered	169711	22x8		176	18.87		3,321



Rogers

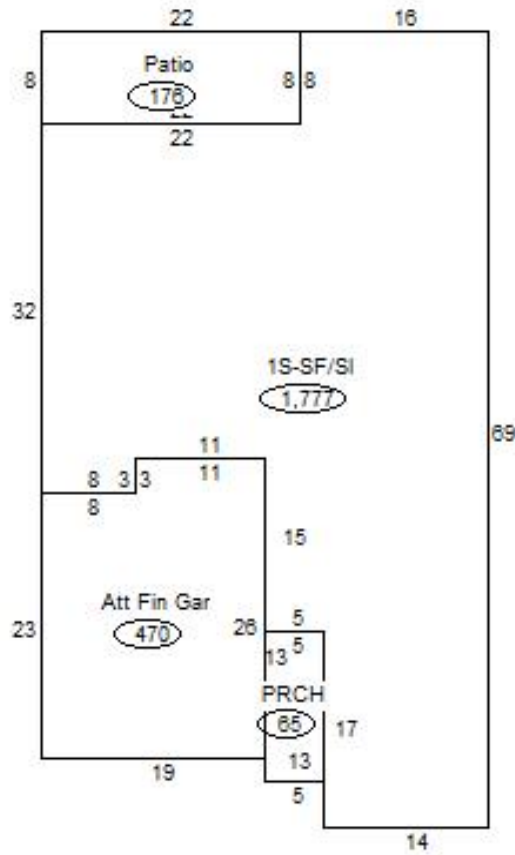
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Sketch Image

660105841



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,777	1.000	1,777
2	G	5		20	Att Fin Gar	470	1.000	470
3	M	PRCH		20	PRCH	65	1.000	65
4	M	PATC		20	Patio	176	1.000	176
Total Building Area						1,777		1,777