



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																
Account 660105843 Parcel ID 000000-0002-020-0-000-00 Cadastral ID 34-21-14-00730 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 346330 CAFFEE, KENNRICK & ALICIA 7410 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07410 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0020 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105843_001.JPG 3/19/2025</p>																																																																
Legal Description Lat/Long: 36.26161304 -95.80180342 LOT 20 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	0.2212	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method		
Base Lot Value	1.00 x 28,571.00 = 28,571	
Factor Value		
Adjustments	2.9028	
Lot Value	82,936	

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	1,808 / 1,808
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,808
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1



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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	107.69	Total Misc Impr	+ 5,164
Roofing Adj	+ 4.80	Garage Cost	+ 16,378
Subfloor Adj	+ -2.30	Total RCN	= 255,118
Heat/Cool Adj	+ 12.64	Depreciation (1%)	- 2,551
Plumbing Adj	+ 6.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 252,567
Adj Base Cost	= 129.19	Lot Value	+ 82,936
Total Area	x 1,808	Indicated Value	= 335,503
Adjusted Cost	= 233,576	Value Per SqFt	185.57

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,567		
Lot Value	82,936		
Indicated Value	335,503	185.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	335,503	185.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	169596	15x7		105	26.60		2,793
PATC	Patio - Covered	169597	15x8		120	19.76		2,371



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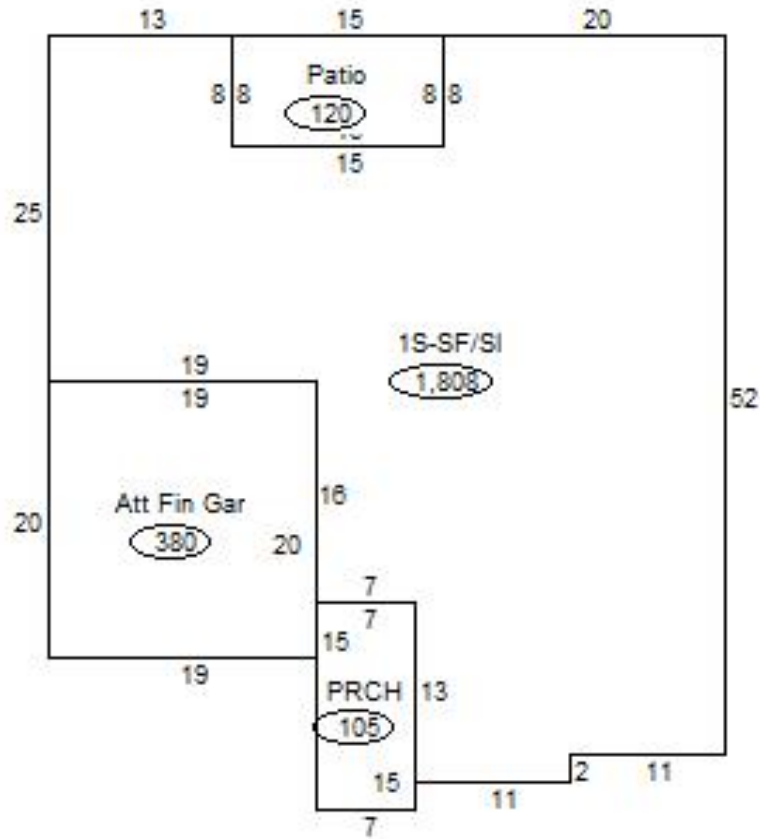
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Sketch Image

660105843



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,808	1.000	1,808
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	PRCH	105	1.000	105
4	M	PATC		20	Patio	120	1.000	120
Total Building Area						1,808		1,808