



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:36:38  
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Assessment Data					Primary Image																																																	
<b>Account</b> 660105855 <b>Parcel ID</b> 000000-0002-032-0-000-00 <b>Cadastral ID</b> 34-21-14-00850 <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> 346441 REEDY, WILLIAM ALEXANDER & MORGAN  7518 N 155TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07518 N 155TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0032 / 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: 36.26379520 -95.80188618										<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R24 309X</td> <td>NEW SFR 1840 SQ FT</td> <td>05/2024</td> <td>12/2024</td> <td>176,775</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 309X	NEW SFR 1840 SQ FT	05/2024	12/2024	176,775																														
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Lot Data		- HAWK'S LANDING DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2068		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
<b>Method</b>			
Base Lot Value	1.00 x 28,571.00 = 28,571		
Factor Value			
Adjustments	2.2483		
Lot Value	64,236		



660105855\_001.JPG 12/19/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
<b>Architecture</b>	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,838 / 1,838
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,838
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
<b>Basement Area</b>	
Garage Type	464 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	107.34	Total Misc Impr	+ 5,531
Roofing Adj	+ 4.78	Garage Cost	+ 18,871
Subfloor Adj	+ -2.29	Total RCN	= 260,989
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,220
Plumbing Adj	+ 6.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 255,769
Adj Base Cost	= 128.72	Lot Value	+ 64,236
Total Area	x 1,838	Indicated Value	= 320,005
Adjusted Cost	= 236,587	Value Per SqFt	174.11

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,769		
Lot Value	64,236		
Indicated Value	320,005	174.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	320,005	174.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161804	13x5		65	26.73		1,737
PATC	Patio - Covered	161805	26x8		208	18.24		3,794



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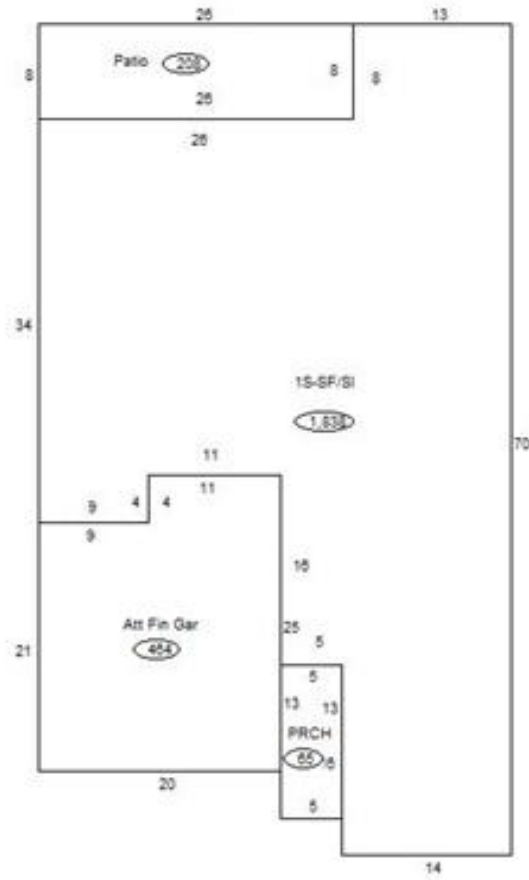
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Sketch Image

660105855



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,838	1.000	1,838
2	G	5		13	Att Fin Gar	464	1.000	464
3	M	PRCH		13	PRCH	65	1.000	65
4	M	PATC		13	Patio	208	1.000	208
<b>Total Building Area</b>						<b>1,838</b>		<b>1,838</b>