



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 660105858 Parcel ID 000000-0003-003-0-000-00 Cadastral ID 34-21-14-00880 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 345485 BROADWATER, JENNIFER CAROL & DREW AARON 7513 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07513 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105858 12/10/24</p> <p>660105858_001.JPG 12/19/2024</p>																																																																
Legal Description Lat/Long: 36.26344910 -95.80129191 LOT 3 BLOCK 3 HAWK'S LANDING																																																																					
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1948		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,487.00 x 5.30 = 44,981		
Factor Value			
Adjustments	1.9773		
Lot Value	88,942		



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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	1,533 / 1,533
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,533
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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	111.16	Total Misc Impr	+ 5,559
Roofing Adj	+ 4.95	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 227,267
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 4,545
Plumbing Adj	+ 7.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 222,722
Adj Base Cost	= 133.94	Lot Value	+ 88,942
Total Area	x 1,533	Indicated Value	= 311,664
Adjusted Cost	= 205,330	Value Per SqFt	203.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	222,722		
Lot Value	88,942		
Indicated Value	311,664	203.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	311,664	203.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161716	13x8		104	26.60		2,766
PRCH	Porch	161717	15x7		105	26.60		2,793



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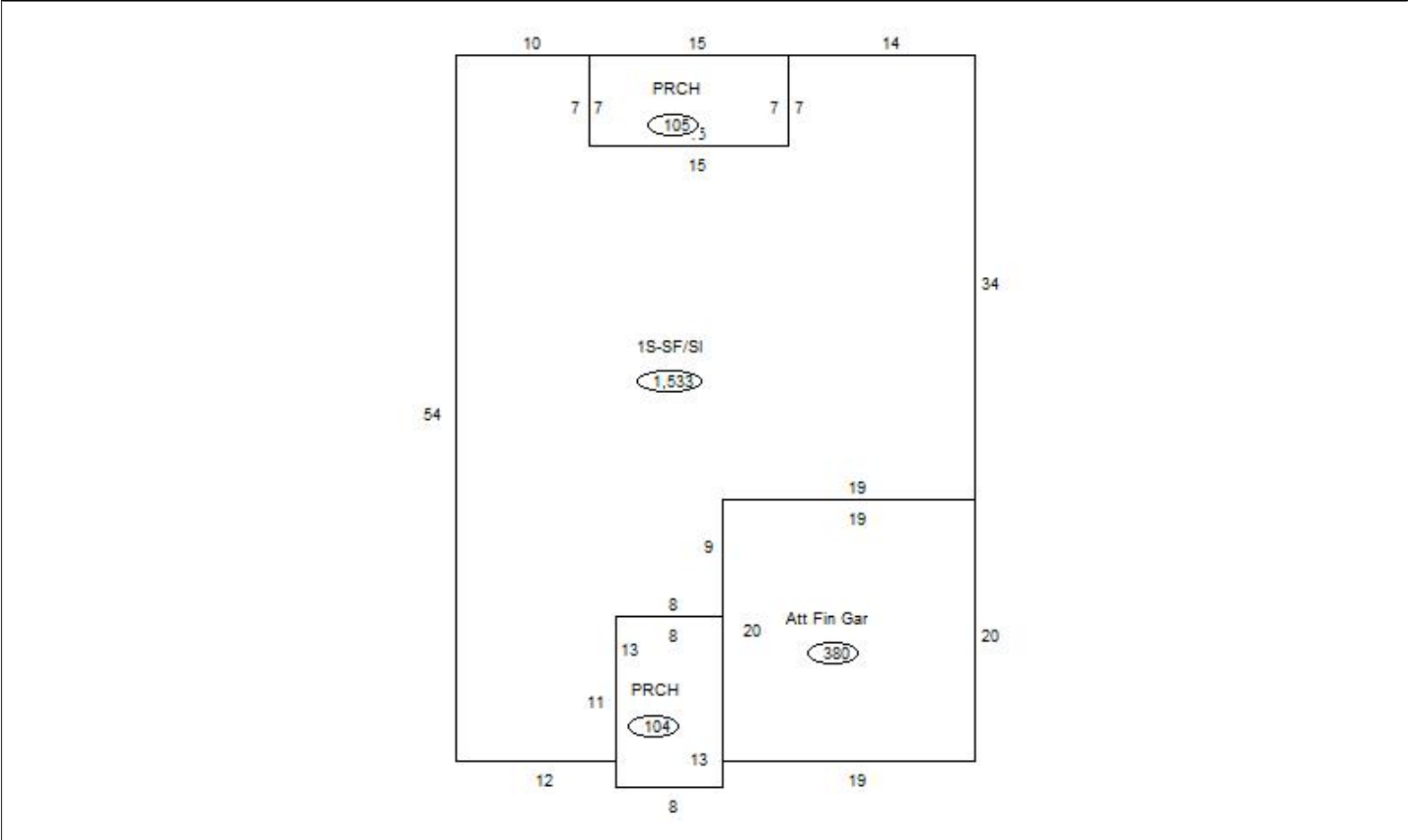
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,533	1.000	1,533
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	PRCH	104	1.000	104
4	M	PRCH		13	PRCH	105	1.000	105
Total Building Area						1,533		1,533