



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 660105861 Parcel ID 000000-0003-006-0-000-00 Cadastral ID 34-21-14-00910 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 346744 MORALES, VICTOR CASTRO 7507 N 155TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07507 N 155TH E AVE Subdivision HAWK'S LANDING Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>660105861_001.JPG 12/19/2024</p>																																																																
Legal Description Lot/Long: 36.26289171 -95.80122870 LOT 6 BLOCK 3 HAWK'S LANDING																																																																					
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Lot Data		- HAWK'S LANDING DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1857		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method			
Base Lot Value	1.00 x 28,571.00 = 28,571		
Factor Value			
Adjustments	3.1360		
Lot Value	89,599		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	342 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	104,20	Total Misc Impr	+ 3,759
Roofing Adj	+ 4.49	Garage Cost	+ 13,102
Subfloor Adj	+ -1.15	Total RCN	= 210,105
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,202
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 205,903
Adj Base Cost	= 125.81	Lot Value	+ 89,599
Total Area	x 1,536	Indicated Value	= 295,502
Adjusted Cost	= 193,244	Value Per SqFt	192.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,903		
Lot Value	89,599		
Indicated Value	295,502	192.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	295,502	192.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATC	Patio - Covered	161733	12x10		120	18.69		2,243
PRCH	Porch	161734	9x7		63	24.07		1,516



Rogers

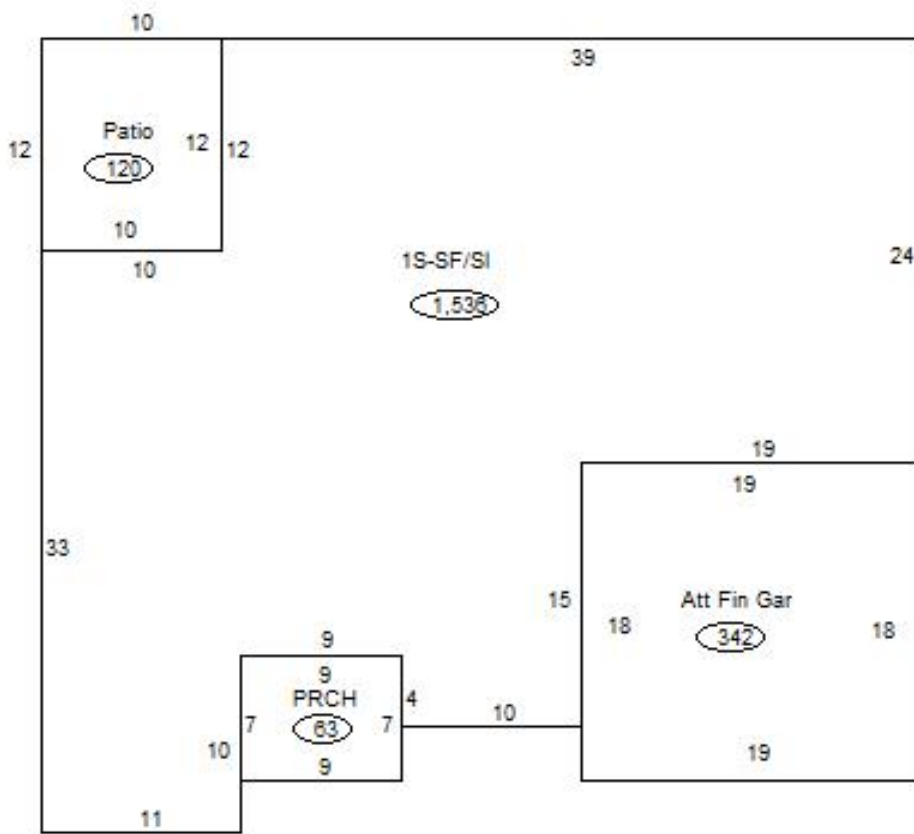
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Sketch Image

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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	1,536	1.000	1,536
2	G	5		13	Att Fin Gar	342	1.000	342
3	M	PATC		13	Patio	120	1.000	120
4	M	PRCH		13	PRCH	63	1.000	63
Total Building Area						1,536		1,536