



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660105862 <b>Parcel ID</b> 000000-0003-007-0-000-00 <b>Cadastral ID</b> 34-21-14-00920 <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> 345700 BAKER, CARRIE A & ROBERT K & SHARON K REVOCABLE LIVING TRUST 7505 N 155TH E AVE OWASSO OK 74055-0000					<p>660105862_001.JPG 12/19/2024</p>																																																	
<b>Parcel Location</b> <b>Situs</b> 07505 N 155TH E AVE <b>Subdivision</b> HAWK'S LANDING <b>Lot/Block</b> 0007 / 0003 <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: 36.26274707 -95.80131665 LOT 7 BLOCK 3 HAWK'S LANDING					<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 207X</td> <td>NEW SFR 1620 SQ FT</td> <td>03/2024</td> <td>12/2024</td> <td>152,850</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 207X	NEW SFR 1620 SQ FT	03/2024	12/2024	152,850																																			
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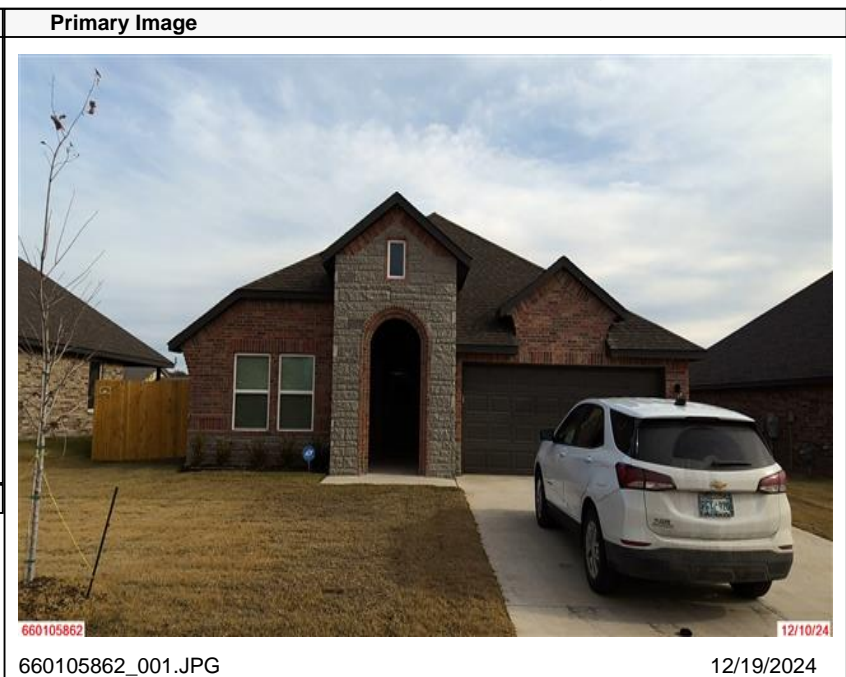
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1975		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,603.00 x 5.30 = 45,596		
Factor Value			
Adjustments	1.5990		
Lot Value	72,909		



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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	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	/
Bed/F/H Bath	/ 2.0 / 3.0
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	110.04	Total Misc Impr	+ 6,569
Roofing Adj	+ 4.90	Garage Cost	+ 16,378
Subfloor Adj	+ -2.31	Total RCN	= 245,405
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 4,908
Plumbing Adj	+ 12.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 240,497
Adj Base Cost	= 137.32	Lot Value	+ 72,909
Total Area	x 1,620	Indicated Value	= 313,406
Adjusted Cost	= 222,458	Value Per SqFt	193.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	240,497		
Lot Value	72,909		
Indicated Value	313,406	193.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	313,406	193.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161742	10x7		70	26.71		1,870
PRCH	Porch	161806	14x6		84	26.66		2,239
PATO	Patio - Open	166676	16x16		256	9.61		2,460



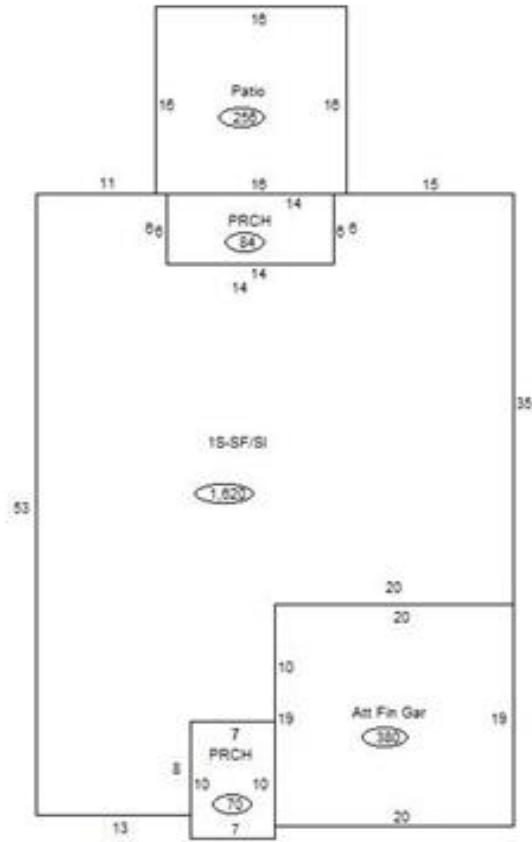
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Sketch Image

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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	1,620	1.000	1,620
2	M	PRCH		13	PRCH	70	1.000	70
3	G	5		13	Att Fin Gar	380	1.000	380
4	M	PRCH		13	PRCH	84	1.000	84
5	M	PATO		13	Patio	256	1.000	256
<b>Total Building Area</b>						1,620		1,620