



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:57:14
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Assessment Data					Primary Image																																																																																																																				
Account 660003713 Parcel ID 000000-00-0-00630-001-0020 Cadastral ID 05-21-15-03790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 320429 SWAN, JEFF & KELLY 19822 S COVEY CT CLAREMORE OK 74019-0000 Parcel Location Situs 19822 S COVEY CT Subdivision QUAIL CREEK AMENDED Lot/Block 0020 / 0001 Parcel Size 3 - Lots Sec/Twn/Rng 5 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32441323 -95.73067160 LOT 20,21 & 22 BLOCK 1 QUAIL CREEK AMENDED																																																																																																																									
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count	0		
Units Buildable	3		
Non-Ag Acres	4.0271		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	175,420.00 x .55 = 96,127		
Factor Value			
Adjustments	1.0000		
Lot Value	96,127		



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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	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,591 / 1,591
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,591
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	879 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	251,599	158.14	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.95	Total Misc Impr	+ 14,243				
Roofing Adj	+ 4.27	Garage Cost	+ 22,555				
Subfloor Adj	+ -1.16	Total RCN	= 223,550				
Heat/Cool Adj	+ 11.47	Depreciation (7%)	- 15,649				
Plumbing Adj	+ 8.85	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 207,901				
Adj Base Cost	= 117.38	Lot Value	+ 96,127				
Total Area	x 1,591	Indicated Value	= 304,028				
Adjusted Cost	= 186,752	Value Per SqFt	191.09				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,901		
Lot Value	96,127		
Indicated Value	304,028	191.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	304,028	191.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135606	17x4		68	24.05		1,635
PATO	SLAB PORCH - OPEN	135607	46		46	10.86		500
PRCH	SLAB PORCH - COVERED	135608	38x14		532	22.76		12,108



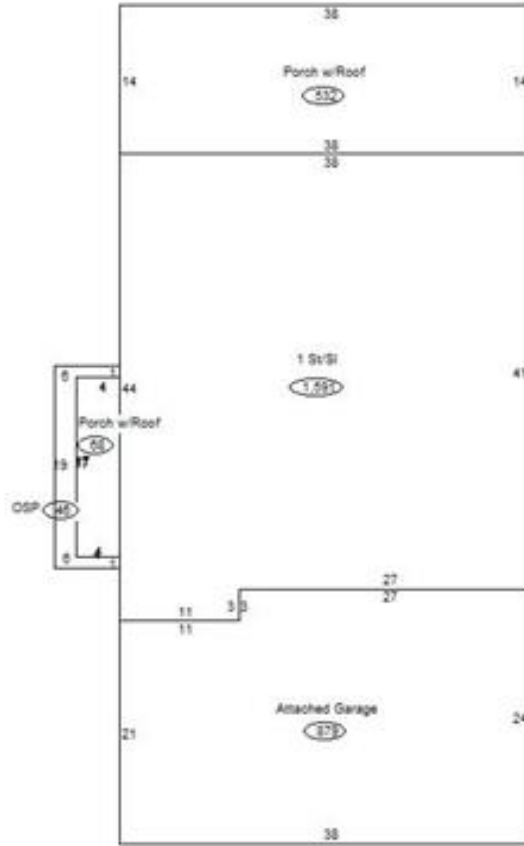
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Sketch Image

660003713



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,591	1.000	1,591
2	G	1		13	Attached Garage	879	1.000	879
3	M	PRCH		13	SLBC	68	1.000	68
4	M	PATO		13	Open Slab	46	1.000	46
5	M	PRCH		13	SLBC	532	1.000	532
Total Building Area						1,591		1,591