



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 660005976 Parcel ID 000000-00-0-00705-002-0011 Cadastral ID 07-21-15-01370 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 338975 MAY, DIANNA E 10709 N 193RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 10709 N 193RD E AVE Subdivision ROLLING MEADOWS EXT Lot/Block 0011 / 0002 Parcel Size .35 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31080140 -95.75764183 LOT 11 BLOCK 2 ROLLING MEADOWS EXT LESS S2 OF LOT 11 & LESS E 211' THEREOF																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.421	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	61,900.00 x 1.21 = 74,693	
Factor Value		
Adjustments	1.0000	
Lot Value	74,693	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,294 / 2,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

Cost Approach		Manual : 01/2025	
Base Cost	97.90	Total Misc Impr	+ 9,486
Roofing Adj	+ 4.87	Garage Cost	+ 0
Subfloor Adj	+ 1.09	Total RCN	= 288,115
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 141,176
Plumbing Adj	+ 6.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 146,939
Adj Base Cost	= 121.46	Lot Value	+ 74,693
Total Area	x 2,294	Indicated Value	= 221,632
Adjusted Cost	= 278,629	Value Per SqFt	96.61

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	198,401 86.49 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	296,710 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	146,939
Lot Value	74,693
Indicated Value	221,632 96.61 Per SqFt
Agland Value	
Site Improvements	33,746
Total Value	255,378 111.32 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	14029	10x4		40	24.14		966
PRCH	SLAB PORCH - COVERED	14030	16x9		144	23.78		3,424



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (30.25 x 1,200)		36,300		36,300	3,630	32,670
	BARN	BARN	0x0x0			576	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (90% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 576)		6,036		6,036	5,432	604
	STF	STG FAIR	0x0x0			168	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 168)		786		786	314	472
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						