




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:11:03
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005982 Parcel ID 000000-00-0-00705-003-0006 Cadastral ID 07-21-15-01440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 284633 GREGG, SCOTT A & KRISTEN D 4394 E 488 RD OWASSO OK 74055-0000 Parcel Location Situs 04394 E 488 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					 <p>C:\Users\RLN\Pictures\2018-06-04 06-01-18\06-01-18 097.JPG 6/8/2018</p>																																																																																																																				
Legal Description Lat/Long: 36.30974011 -95.75063358 LOT 6 BLOCK 3 ROLLING MEADOWS EXT																																																																																																																									
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Date 04/17/2026
Time 04:11:04
Page 2

Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	6.2018	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	270,150.00 x .58 = 156,408	
Factor Value		
Adjustments	1.0000	
Lot Value	156,408	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,344 / 2,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,344
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	429,854	183.38	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.35	Total Misc Impr	+	26,811	
Roofing Adj	+ 4.96	Garage Cost	+	20,024	
Subfloor Adj	+ -3.22	Total RCN	=	351,789	
Heat/Cool Adj	+ 14.47	Depreciation (19%)	-	66,840	
Plumbing Adj	+ 9.54	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	284,949	
Adj Base Cost	= 130.10	Lot Value	+	156,408	
Total Area	x 2,344	Indicated Value	=	441,357	
Adjusted Cost	= 304,954	Value Per SqFt		188.29	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	284,949		
Lot Value	156,408		
Indicated Value	441,357	188.29	Per SqFt
Agland Value			
Site Improvements	131,185		
Total Value	572,542	244.26	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	14050	38x6		228	28.71		6,546
PRCH	SLAB PORCH - COVERED	14051	13x12		156	28.98		4,521
PRCH	SLAB PORCH - COVERED	14052	16x10		160	28.96		4,634
PATO	Slab Porch - Open	153467	483		483	9.69		4,680



Rogers

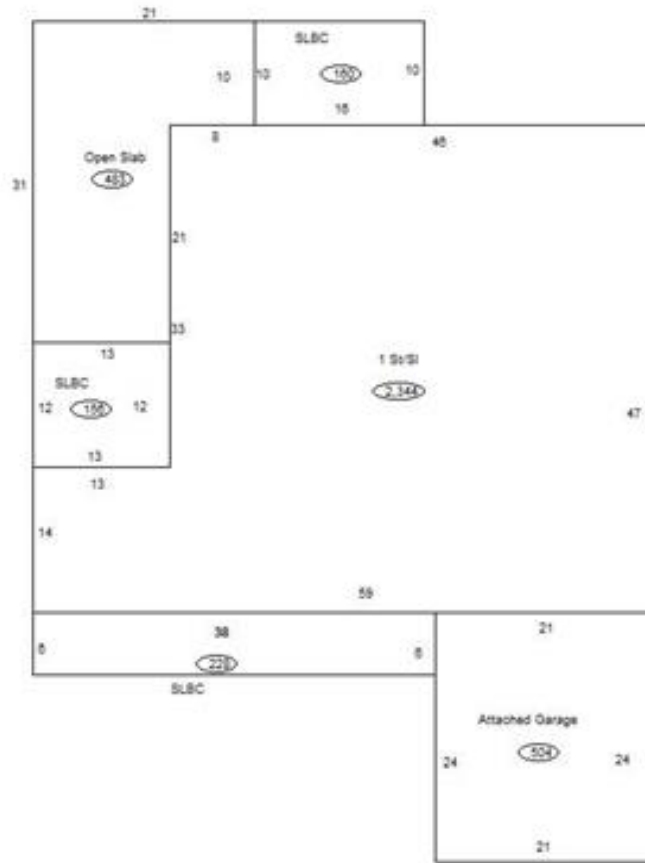
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 Page 3

Sketch Image

660005982



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,344	1.000	2,344
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	228	1.000	228
4	M	PRCH		13	SLBC	156	1.000	156
5	M	PRCH		13	SLBC	160	1.000	160
6	M	PATO		13	Open Slab	483	1.000	483
Total Building Area						2,344		2,344



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 Page 4

660005982

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	15x38x0	Concrete		570
	Qual 3.5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (53.47 x 570)		30,478		30,478	1,524	28,954
	UTIL	Shop Building	40x65x0		Formed Metal	2,600
	Qual 4	Cond 4	Year 2022	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (31.35 x 2,600)		81,510		81,510	2,445	79,065
	PRCH	Slab Porch - Covered	15x40x0			600
	Qual	Cond	Year 2022	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (25.21 x 600)		15,126		15,126		15,126
	PRCH	Slab Porch - Covered	8x19x0			152
	Qual	Cond	Year 2022	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (26.45 x 152)		4,020		4,020		4,020
	PRCH	Slab Porch - Covered	8x19x0			152
	Qual	Cond	Year 2022	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (26.45 x 152)		4,020		4,020		4,020
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						

