



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:04:27
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Assessment Data					Primary Image																																																																																																																				
Account 660005996 Parcel ID 000000-00-0-00705-004-0002 Cadastral ID 07-21-15-01580 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330628 WARREN, DEBRA F 26205 E 21ST ST CATOOSA OK 74015-0000 Parcel Location Situs 20702 S 4080 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 15 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31157274 -95.74148723 LOT 2 BLOCK 4 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.7328		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	206,161.00 x .65 = 134,012		
Factor Value			
Adjustments	1.0000		
Lot Value	134,012		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 106

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	43,028	25.61	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	71.55	Total Misc Impr	+ 8,201				
Roofing Adj	+ 3.41	Garage Cost	+ 0				
Subfloor Adj	+ 2.19	Total RCN	= 147,607				
Heat/Cool Adj	+ 0.70	Depreciation (80%)	- 118,086				
Plumbing Adj	+ 5.13	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 29,521				
Adj Base Cost	= 82.98	Lot Value	+ 134,012				
Total Area	x 1,680	Indicated Value	= 163,533				
Adjusted Cost	= 139,406	Value Per SqFt	97.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,521		
Lot Value	134,012		
Indicated Value	163,533	97.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	163,533	97.34	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	4,211.55		4,212
PRCH	SLAB PORCH - COVERED	14085	28x8		224	17.81		3,989



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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	Crawl	10	1 St/Cr	1,680	1.000	1,680
2	M	PRCH		10	SLBC	224	1.000	224
Total Building Area						1,680		1,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.51 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					