



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 660006024 Parcel ID 000000-00-0-00705-006-0004 Cadastral ID 07-21-15-01870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 113294 MILLER, MATTHEW E 18951 E 86TH ST N OWASSO OK 74055-0000 Parcel Location Situs 04851 E 484 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0004 / 0006 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: 36.31613530 -95.74366095 LOT 4 BLOCK 6 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.5701		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	199,074.00 x .66 = 131,531		
Factor Value			
Adjustments	1.0000		
Lot Value	131,531		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,816 / 1,816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	158,081	87.05	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	90.20	Total Misc Impr	+ 27,909
Roofing Adj	+ 3.82	Garage Cost	+ 11,369
Subfloor Adj	+ 2.43	Total RCN	= 245,775
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 120,430
Plumbing Adj	+ 6.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,345
Adj Base Cost	= 113.71	Lot Value	+ 131,531
Total Area	x 1,816	Indicated Value	= 256,876
Adjusted Cost	= 206,497	Value Per SqFt	141.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,345		
Lot Value	131,531		
Indicated Value	256,876	141.45	Per SqFt
Agland Value			
Site Improvements	3,597		
Total Value	260,473	143.43	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	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	14152	32x13		416	53.04		22,065
PRCH	SLAB PORCH - COVERED	14153	12x5		60	21.11		1,267



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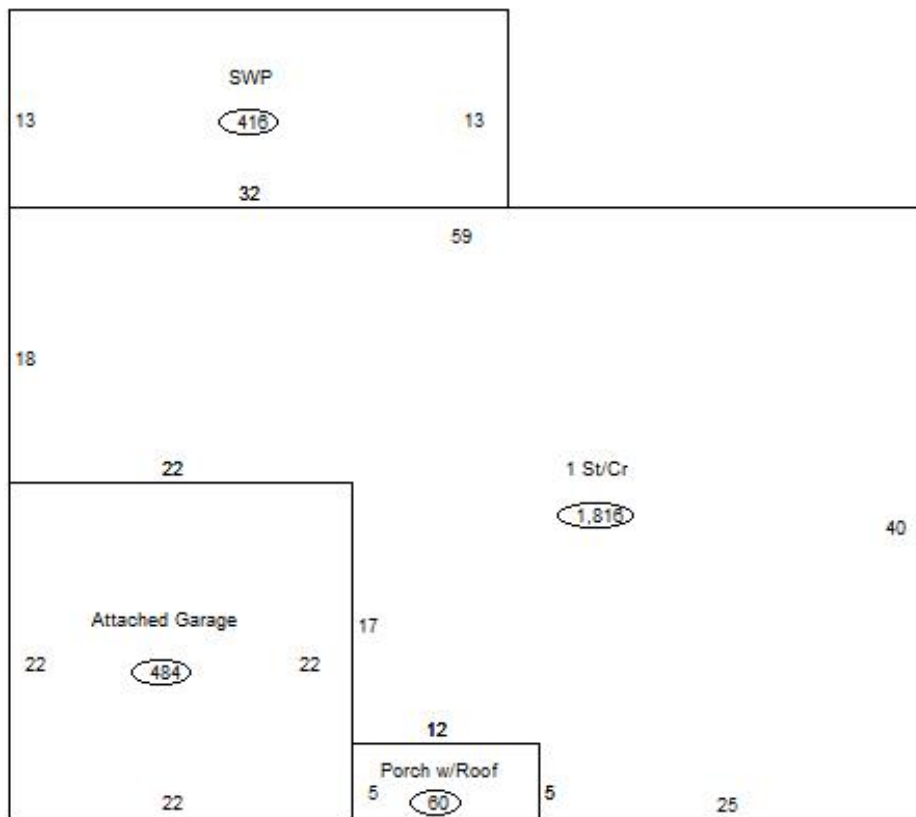
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,816	1.000	1,816
2	G	1		13	Attached Garage	484	1.000	484
3	M	EPSW		13	EPSW	416	1.000	416
4	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,816		1,816



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			390	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 390)		4,087		4,087	1,226	2,861
	LT	LEAN-TO	0x0x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 360)		1,051		1,051	315	736
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 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)						