



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:28:50
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Assessment Data					Primary Image																																																																																																																				
Account 660013148 Parcel ID 000000-00-0-00783-003-0036 Cadastral ID 13-21-14-01910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 170564 ROEPEL, MARK S & KARIN L 18833 E BRIDGEWATER PL OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 18833 E BRIDGEWATER PL Subdivision STONEBRIDGE ESTATES II Lot/Block 0036 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30430262 -95.76275222 LOT 36 BLOCK 3 STONEBRIDGE EST 2					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1363	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	49,496.00 x 2.48 = 122,854	
Factor Value		
Adjustments	1.0000	
Lot Value	122,854	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,884 / 2,850
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	304,886	106.98	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	391,340 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	238,082		
Lot Value	122,854		
Indicated Value	360,936	126.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	360,936	126.64	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.09	Total Misc Impr	+	16,545			
Roofing Adj	+ 3.15	Garage Cost	+	19,392			
Subfloor Adj	+ -1.49	Total RCN	=	350,121			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	112,039			
Plumbing Adj	+ 6.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	238,082			
Adj Base Cost	= 110.24	Lot Value	+	122,854			
Total Area	x 2,850	Indicated Value	=	360,936			
Adjusted Cost	= 314,184	Value Per SqFt		126.64			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	31467	12x12		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	31468	273		273	26.07		7,117



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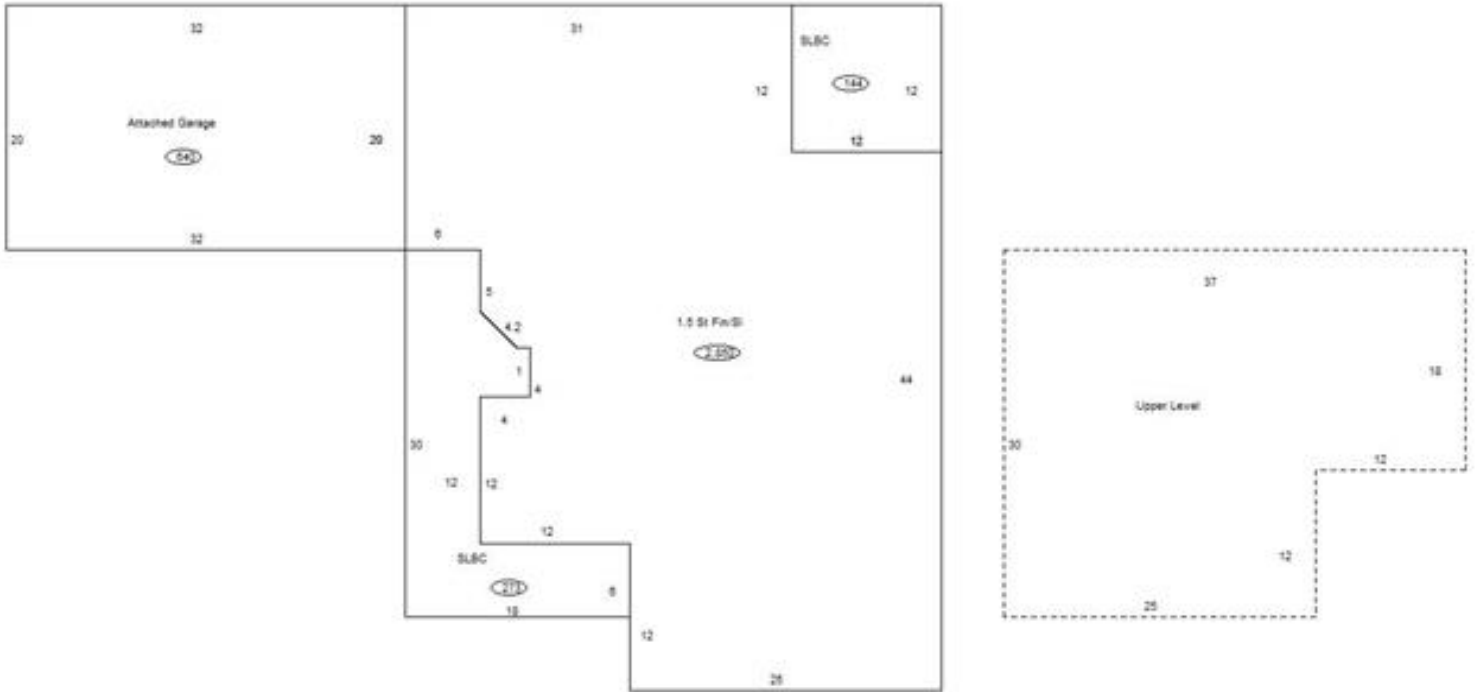
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,884	1.513	2,850
2	G	1		10	Attached Garage	640	1.000	640
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	273	1.000	273
5	U	^UL	Overhang	10	Upper Level	966	1.000	966
Total Building Area						1,884		2,850



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	Qual	2	Cond 2	Year	Eff Age 2026	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)		374			374	374