



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:56:56
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660013167 Parcel ID 000000-00-0-00264-001-0005 Cadastral ID 13-21-14-02100 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 344145 DEZWAAN, JONATHAN & TIFFANY 19119 E QUEENSBOROUGH CT OWASSO OK 74055-0000 Parcel Location Situs 19119 QUEENSBOROUGH CT Subdivision DOVER POND Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29417370 -95.75972825 LOT 5 BLOCK 1 DOVER POND																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	50000	
Non-Ag Acres	1.1406	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	49,683.00 x 2.48 = 123,088	
Factor Value		
Adjustments	1.5015	
Lot Value	184,811	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,332 / 3,922
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	2,332
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

Cost Approach				Manual : 01/2025			
Base Cost	104.38	Total Misc Impr	+ 32,868	Garage Cost	+ 24,316	Total RCN	= 570,535
Roofing Adj	+ 5.02	Depreciation (32%)	- 182,571	Lump Sums	+ 0	RCNLD	= 387,964
Subfloor Adj	+ -2.74	Lot Value	+ 184,811	Indicated Value	= 572,775	Value Per SqFt	146.04
Heat/Cool Adj	+ 17.38						
Plumbing Adj	+ 6.85						
Basement Adj	+ 0.00						
Adj Base Cost	= 130.89						
Total Area	x 3,922						
Adjusted Cost	= 513,351						



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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	515,215	131.37	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	567,970		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	387,964		
Lot Value	184,811		
Indicated Value	572,775	146.04	Per SqFt
Agland Value			
Site Improvements	2,044		
Total Value	574,819	146.56	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	7,721.18		7,721
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PRCH	SLAB PORCH - COVERED	31555	106		106	36.26		3,844
PATO	SLAB PORCH - OPEN	31556	450		450	11.40		5,130
PATO	SLAB PORCH - OPEN	120326	12x4		48	15.22		731



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Page 4

660013167

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD				273
	Qual	4	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (9.36 x 273)	2,555		2,555	511
						2,044