



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:48:40
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Assessment Data					Primary Image																																																																																																																				
Account 660013168 Parcel ID 000000-00-0-00264-001-0006 Cadastral ID 13-21-14-02110 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 281091 JOHNSON, ALAN S & GINA CO-TRUSTEES JOHNSON FAMILY REVOC TRUST 19007 E QUEENSBOROUGH CT OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 19007 QUEENSBOROUGH CT Subdivision DOVER POND Lot/Block 0006 / 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 Lat/Long: 36.29431109 -95.76039488 LOT 6 BLOCK 1 DOVER POND					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>WP 2015 05 5 R16-NEW POOL NO HEAT 7926</td> <td>R5 FOR IMPROVEMENTS</td> <td>05/2015</td> <td>11/2015</td> <td>35,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	WP 2015 05 5 R16-NEW POOL NO HEAT 7926	R5 FOR IMPROVEMENTS	05/2015	11/2015	35,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.8972	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	39,080.00 x 2.65 = 103,562	
Factor Value		
Adjustments	1.0000	
Lot Value	103,562	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,824 / 2,936
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,824
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

Cost Approach		Manual : 01/2025	
Base Cost	91.80	Total Misc Impr	+ 10,142
Roofing Adj	+ 2.98	Garage Cost	+ 15,527
Subfloor Adj	+ -1.42	Total RCN	= 356,409
Heat/Cool Adj	+ 12.64	Depreciation (25%)	- 89,102
Plumbing Adj	+ 6.65	Lump Sums	+ 2,696
Basement Adj	+ 0.00	RCNLD	= 270,003
Adj Base Cost	= 112.65	Lot Value	+ 103,562
Total Area	x 2,936	Indicated Value	= 373,565
Adjusted Cost	= 330,740	Value Per SqFt	127.24

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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	335,194	114.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	453,110 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	270,003		
Lot Value	103,562		
Indicated Value	373,565	127.24	Per SqFt
Agland Value			
Site Improvements	29,875		
Total Value	403,440	137.41	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	31561		439	439	8.60		3,775
PRCH	SLAB PORCH - COVERED	31562		7x4	28	26.84		752
BALW	Balcony - Wood	153765		96	96	28.08		2,696



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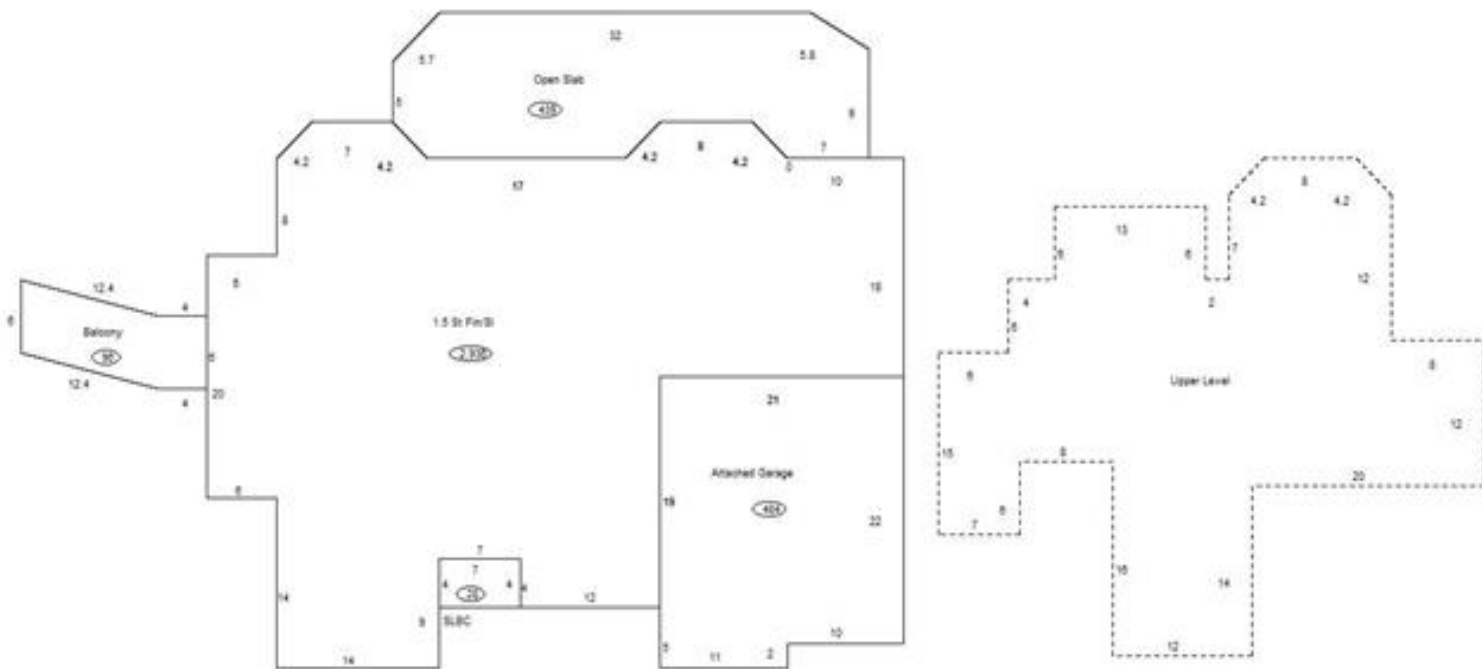
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Sketch Image

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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	1,824	1.610	2,936
2	G	1		10	Attached Garage	484	1.000	484
3	U	^UL	Overhang	10	Upper Level	1,112	1.000	1,112
4	M	PATO		10	Open Slab	439	1.000	439
5	M	PRCH		10	SLBC	28	1.000	28
6	M	BALW		10	Balcony	96	1.000	96
Total Building Area						1,824		2,936



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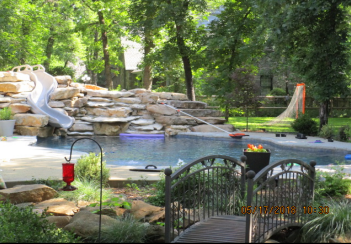

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year 2015	Eff Age 8		
		Valuation Summary	Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	13,200	16,800
	GRDT	GARAGE - DETACHED	0x0x0			960
	Qual 3	Cond 3	Year 1998	Eff Age 21		
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 960)	26,150	26,150	13,075	13,075