



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	660016640								
Parcel ID	000000-00-0-00264-001-0062								
Cadastral ID	13-21-14-02670								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	338562								
ROCHE, NICOLAS & HEATHER									
10020 N DOVER PL OWASSO OK 74055-0000									
Parcel Location									
Situs	10020 N DOVER PL								
Subdivision	DOVER POND								
Lot/Block	0062 / 0001	Parcel Size 1.01 - Lots							
Sec/Twn/Rng	13 / 21 / 14 / 5								
Neighborhood	1027 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.29932566 -95.75824879									
LOT 62 BLOCK 1 DOVER POND AND TR DESC AS BEG NE/C LOT 63; SWLY CURVE LEFT RAD 199.86 S22.3430E CENT ANG 10.0854 CHORD BEAR S17.3004W LENGTH 35.35 ARC DIST 35.40'; N77.3423W 15'; N61.1513W 27'; CURVE LEFT RAD 55' S78.5212W 70.52' A RC DIST 76.56'; N38.5937E 32.60'; N88.3647E 97.81' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
WP 2016 08 3 R18-NEW POOL		08/2016	10/2017	40,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RIOPELLE, SEAN & SARAH	05/26/2022	800,000	19					
/	BENNETT, JARED L	06/28/2019	595,000	YES					
1746/839	LONG, ROBERT A &	01/27/2006	339,500	YES					
1343/704	SCHNEIDER, ROBERT L &	12/10/2001	327,000	YES					
973/224	LAY, HARRY P &	10/31/1994	287,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2023	Land Value	315,002	233,661	11%	25,703	Assessed	66,459 7,213.33	
Year Frozen	0	Improvements	370,511	370,511		40,756	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	
TIF Project ID	0	Total Value	685,513	604,172		66,459	Total Taxable	65,459 7,116.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016640	ROCHE, NICOLAS & HEATHER	7	675,413	1000	63,523	6,906.00		
2024	2024-660016640	ROCHE, NICOLAS & HEATHER	7	569,491	1000	61,644	6,817.00		
2023	2023-660016640	ROCHE, NICOLAS & HEATHER	7	569,491	1000	61,644	6,672.00		
2022	2022-660016640	ROCHE, NICOLAS & HEATHER	7	536,652	0	59,032	6,626.00		
2021	2021-660016640	KRAJICEK, SARAH &	7	558,540	0	61,439	6,821.00		
2020	2020-660016640	KRAJICEK, SARAH &	7	594,795	0	65,427	7,254.00		
2019	2019-660016640	KRAJICEK, SARAH &	7	464,809	1000	50,129	5,576.00		
2018	2018-660016640	BENNETT, JARED L	7	476,925	1000	51,462	5,539.00		
2017	2017-660016640	BENNETT, JARED L	7	450,436	1000	47,806	5,194.00		
2016	2016-660016640	BENNETT, JARED L	7	440,857	1000	46,385	5,044.00		
2015	2015-660016640	BENNETT, JARED L	7	429,575	1000	45,005	4,925.00		
2014	2014-660016640	BENNETT, JARED L	7	430,185	1000	43,665	4,818.00		
2013	2013-660016640	BENNETT, JARED L	7	409,053	1000	42,364	4,588.00		



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Lot Data		Square-Foot - NBHD 1027 #1
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.8947	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAKE LOT	0
Method	Square-Foot	
Base Lot Value	38,972.00 x 2.65 = 103,276	
Factor Value		
Adjustments	3.0501	
Lot Value	315,002	



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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	1,884 / 3,134
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	18 /
Bed/F/H Bath	5 / 2.0 / 1.0
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1991 / 22

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	445,174 142.05 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	963,990 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	348,611
Lot Value	315,002
Indicated Value	663,613 211.75 Per SqFt
Agland Value	
Site Improvements	21,900
Total Value	685,513 218.73 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.39	Total Misc Impr	+ 22,008
Roofing Adj	+ 3.93	Garage Cost	+ 23,553
Subfloor Adj	+ -2.82	Total RCN	= 471,096
Heat/Cool Adj	+ 17.38	Depreciation (26%)	- 122,485
Plumbing Adj	+ 10.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 348,611
Adj Base Cost	= 135.78	Lot Value	+ 315,002
Total Area	x 3,134	Indicated Value	= 663,613
Adjusted Cost	= 425,535	Value Per SqFt	211.75

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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	39825	7x3		21	36.62		769
PRCH	SLAB PORCH - COVERED	39826	12x4		48	36.51		1,752
PATO	SLAB PORCH - OPEN	134629	349		349	11.59		4,045



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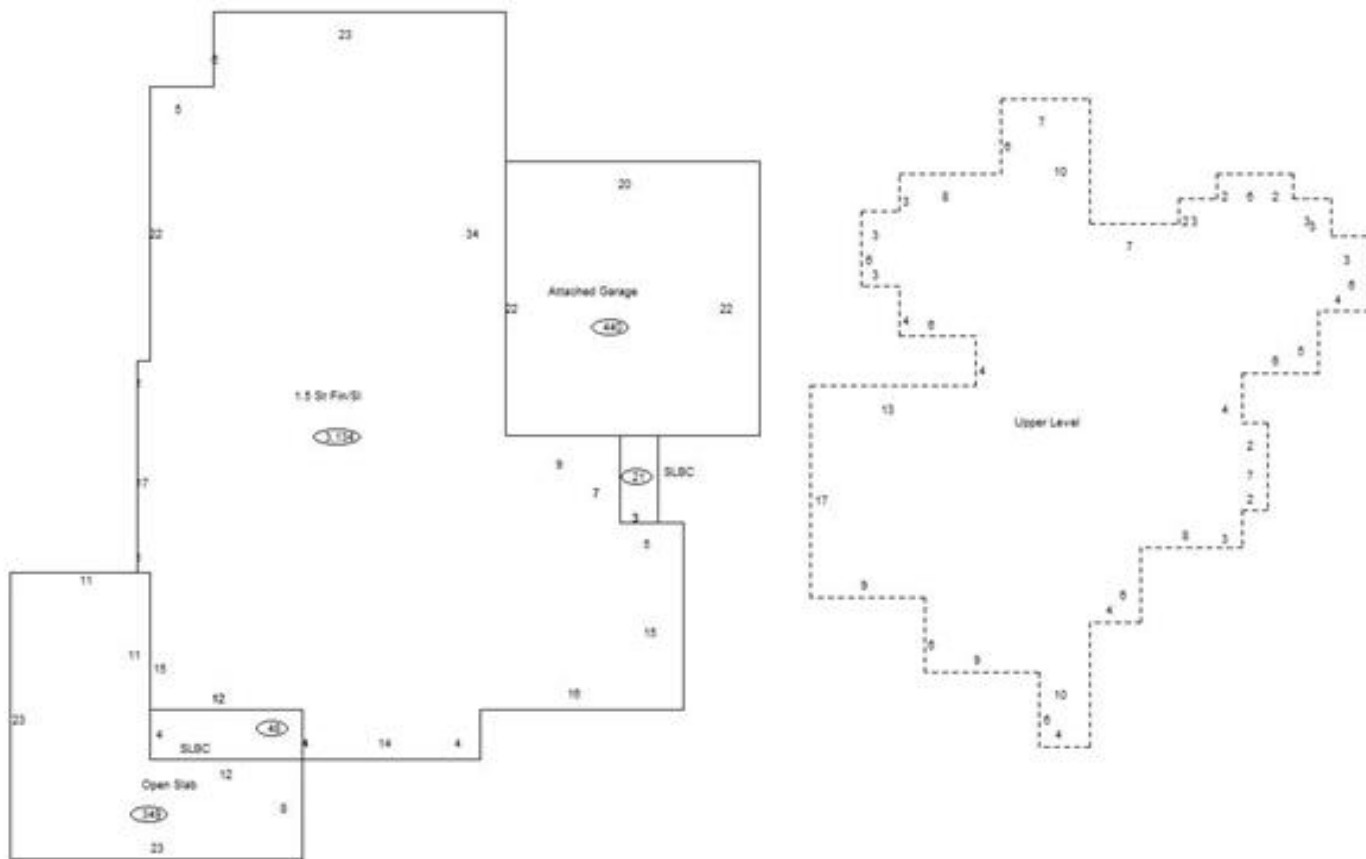
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Sketch Image

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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	1.663	3,134
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	21	1.000	21
4	M	PRCH		10	SLBC	48	1.000	48
5	U	^UL	Overhang	10	Upper Level	1,250	1.000	1,250
6	M	PATO		10	Open Slab	349	1.000	349
Total Building Area						1,884		3,134



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2017	Eff Age 5	
Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)		30,000		30,000	8,100	21,900