



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:43:18  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074282 <b>Parcel ID</b> 000000-00-0-00550-001-0003 <b>Cadastral ID</b> 31-21-15-02720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 331263 MILLION, JENNIFER CHRISTINE & JEREMY WAYNE  7130 N 194TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07130 N 194TH E AVE <b>Subdivision</b> OAKRIDGE AT COOPER RANCH <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1175 - R-V01-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25704224 -95.75740827																																																																																																																									
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.3972	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	104,421.00 x 1.96 = 204,671	
Factor Value		
Adjustments	1.0000	
Lot Value	204,671	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,688 / 3,088
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,688
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	726 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach				Manual : 01/2025			
Base Cost	101.23	Total Misc Impr	+ 17,781				
Roofing Adj	+ 3.43	Garage Cost	+ 32,975				
Subfloor Adj	+ -2.66	Total RCN	= 444,754				
Heat/Cool Adj	+ 16.31	Depreciation ( 23%)	- 102,293				
Plumbing Adj	+ 9.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 342,461				
Adj Base Cost	= 127.59	Lot Value	+ 204,671				
Total Area	x 3,088	Indicated Value	= 547,132				
Adjusted Cost	= 393,998	Value Per SqFt	177.18				



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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	416,390	134.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	531,430		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	342,461		
Lot Value	204,671		
Indicated Value	547,132	177.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	547,132	177.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87706	115		115	32.79		3,771
PRCH	SLAB PORCH - COVERED	87707	30x7		210	32.22		6,766
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	7,243.87		7,244



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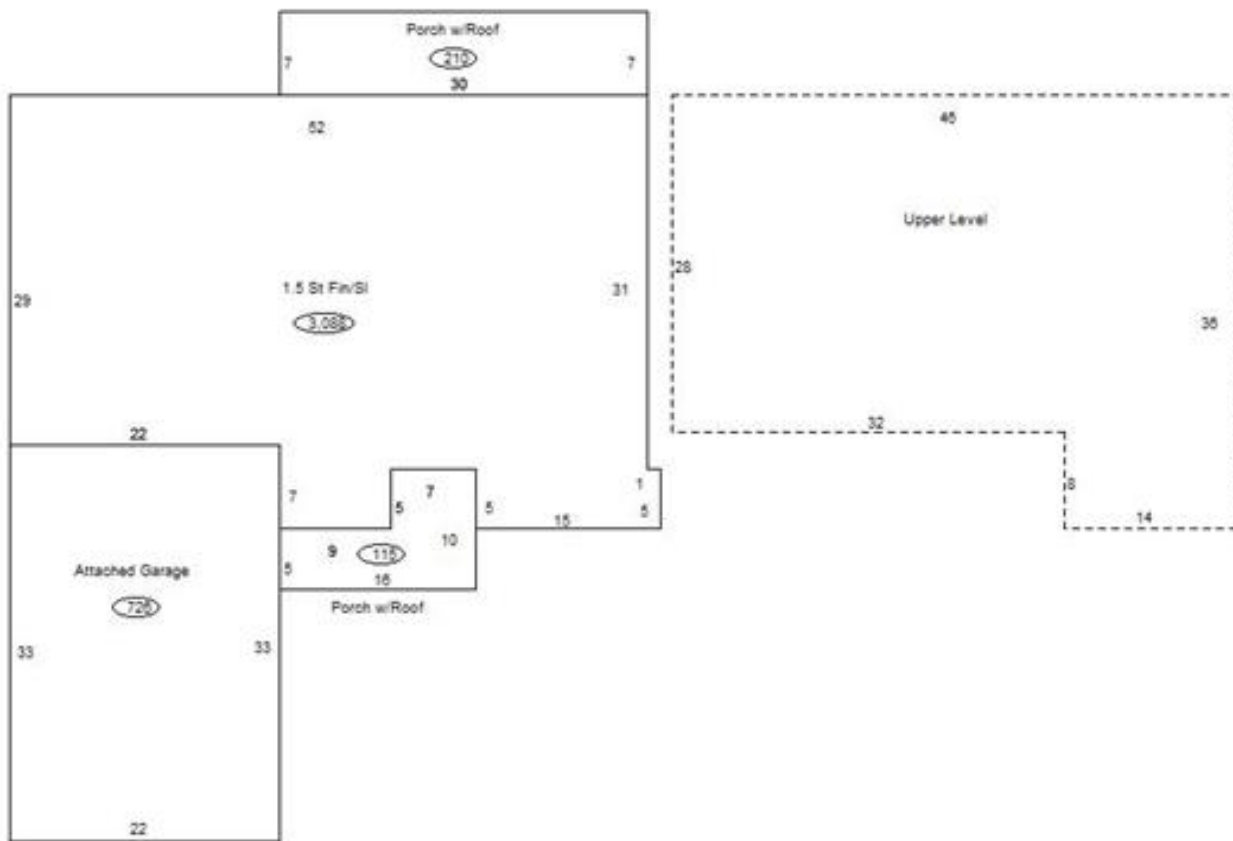
Date 04/16/2026

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### Sketch Image

660074282



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,688	1.829	3,088
2	G	1		13	Attached Garage	726	1.000	726
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PRCH		13	SLBC	210	1.000	210
5	U	^UL	Overhang	13	Upper Level	1,400	1.000	1,400
<b>Total Building Area</b>						1,688		3,088