



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:18:56
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074283 Parcel ID 000000-00-0-00550-001-0004 Cadastral ID 31-21-15-02730 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 307036 POWERS, MICHAEL B & KAREN M OLSON-POWERS 7135 N 194TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 07135 N 194TH E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	6395	
Non-Ag Acres	1.2827	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,876.00 x 2.61 = 146,030	
Factor Value		
Adjustments	1.0000	
Lot Value	146,030	

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	2,015 / 3,095
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,015
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	514 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



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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	402,035	129.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	514,230		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	342,153		
Lot Value	146,030		
Indicated Value	488,183	157.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	488,183	157.73	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.47	Total Misc Impr	+ 5,025				
Roofing Adj	+ 3.93	Garage Cost	+ 24,816				
Subfloor Adj	+ -3.01	Total RCN	= 422,411				
Heat/Cool Adj	+ 16.31	Depreciation (19%)	- 80,258				
Plumbing Adj	+ 8.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 342,153				
Adj Base Cost	= 126.84	Lot Value	+ 146,030				
Total Area	x 3,095	Indicated Value	= 488,183				
Adjusted Cost	= 392,570	Value Per SqFt	157.73				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87711	102		102	32.87		3,353
PATO	SLAB PORCH - OPEN	87713	118		118	14.17		1,672

