



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660074289 Parcel ID 000000-00-0-00550-001-0010 Cadastral ID 31-21-15-02790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 283652 WHITE, STEPHEN ANTHONY & CHERYL JEAN 7132 N 196TH E AVE OWASSO OK 74055-0000					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0016. 7/1/2022</p>																																																																																																																				
Parcel Location Situs 07132 N 196TH E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25707802 -95.75557798 LOT 10 BLOCK 1 OAKRIDGE AT COOPER RANCH					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>R19 000076</td> <td>R20- NEW 40X51 DTCH ACC BLDG</td> <td>03/2019</td> <td>10/2019</td> <td>110,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000076	R20- NEW 40X51 DTCH ACC BLDG	03/2019	10/2019	110,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	6395	
Non-Ag Acres	1.2717	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	55,397.00 x 2.62 = 145,263	
Factor Value		
Adjustments	1.0000	
Lot Value	145,263	

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	1,745 / 2,837
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,745
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0016. 7/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	445,391	156.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	522,110 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	323,196		
Lot Value	145,263		
Indicated Value	468,459	165.12	Per SqFt
Agland Value			
Site Improvements	73,505		
Total Value	541,964	191.03	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.61	Total Misc Impr	+	11,160			
Roofing Adj	+ 3.83	Garage Cost	+	22,811			
Subfloor Adj	+ -2.96	Total RCN	=	399,008			
Heat/Cool Adj	+ 16.31	Depreciation (19%)	-	75,812			
Plumbing Adj	+ 8.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	323,196			
Adj Base Cost	= 128.67	Lot Value	+	145,263			
Total Area	x 2,837	Indicated Value	=	468,459			
Adjusted Cost	= 365,037	Value Per SqFt		165.12			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87746	105		105	32.85		3,449
PRCH	SLAB PORCH - COVERED	87747	30x8		240	32.13		7,711



Rogers

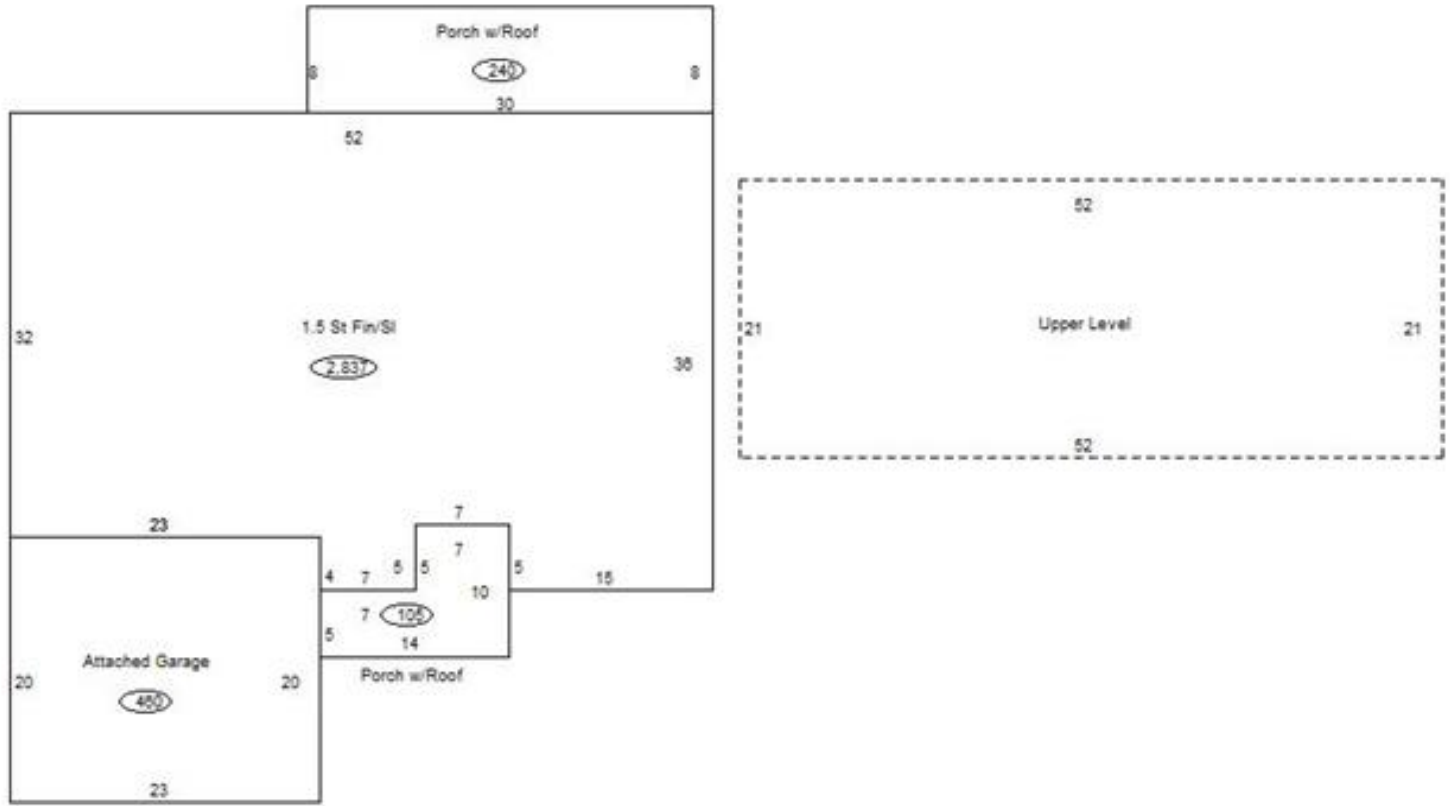
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,745	1.626	2,837
2	U	^UL	Overhang	13	Upper Level	1,092	1.000	1,092
3	G	1		13	Attached Garage	460	1.000	460
4	M	PRCH		13	SLBC	105	1.000	105
5	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						1,745		2,837



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,711
	Qual	5	Cond	Year	2019	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (42.96 x 1,711)	73,505		73,505	73,505