



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	660074291								
Parcel ID	000000-00-0-00550-001-0012								
Cadastral ID	31-21-15-02810								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	330158								
LOGUE, DALE A									
7177 N 196TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07177 N 196TH E AVE								
Subdivision	OAKRIDGE AT COOPER RANCH								
Lot/Block	0012 / 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: 36.25761749 -95.75461071									
LOT 12 BLOCK 1 OAKRIDGE AT COOPER RANCH									
Building Permits									
Number	Description	Opened	Closed	Amount					
10074	R7 NEW DTG 24X24	04/2006	12/2006	17,500					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	SWEARINGEN, TIA Y &	02/24/2020	385,000	YES					
1904/70	LOGAN, EDWIN D & MARIA R	09/26/2007	350,000						
1904/72	NATIONAL RESIDENTIAL-NOMINEE	03/08/2007	350,000	YES					
1337/150	BRITTON HOMES, LLC	11/21/2001	253,000	YES					
1296/950	KOURTIS PROPERIES-COOPER-RAN	06/14/2001	42,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2021	Land Value	126,159	91,840	11%	10,102	Assessed	53,141 5,767.82	
Year Frozen	0	Improvements	410,158	391,270		43,039	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	536,317	483,110		53,141	Total Taxable	53,141 5,768.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660074291	LOGUE, DALE A	7	531,031	0	50,611	5,493.00		
2024	2024-660074291	LOGUE, DALE A	7	527,520	0	48,201	5,319.00		
2023	2023-660074291	LOGUE, DALE A	7	417,330	0	45,906	4,958.00		
2022	2022-660074291	LOGUE, DALE A	7	400,335	0	44,037	4,943.00		
2021	2021-660074291	LOGUE, DALE A	7	391,126	0	43,024	4,776.00		
2020	2020-660074291	LOGUE, DALE A	7	402,436	1000	43,268	4,812.00		
2019	2019-660074291	SWEARINGEN, TIA Y &	7	394,780	1000	42,426	4,721.00		
2018	2018-660074291	SWEARINGEN, TIA Y &	7	405,874	1000	43,646	4,701.00		
2017	2017-660074291	SWEARINGEN, TIA Y &	7	401,365	1000	42,993	4,672.00		
2016	2016-660074291	SWEARINGEN, TIA Y &	7	398,520	1000	41,711	4,537.00		
2015	2015-660074291	SWEARINGEN, TIA Y &	7	386,524	1000	40,467	4,429.00		
2014	2014-660074291	SWEARINGEN, TIA Y &	7	389,840	1000	39,260	4,333.00		
2013	2013-660074291	SWEARINGEN, TIA Y &	7	368,459	1000	38,087	4,126.00		



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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9987		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,503.00 x 2.90 = 126,159		
Factor Value			
Adjustments	1.0000		
Lot Value	126,159		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,950 / 3,241
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,950
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	515,073	158.92	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	525,030		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.37	Total Misc Impr	+ 15,900
Roofing Adj	+ 3.91	Garage Cost	+ 34,200
Subfloor Adj	+ -2.80	Total RCN	= 468,675
Heat/Cool Adj	+ 17.38	Depreciation (22%)	- 103,109
Plumbing Adj	+ 8.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 365,566
Adj Base Cost	= 129.15	Lot Value	+ 126,159
Total Area	x 3,241	Indicated Value	= 491,725
Adjusted Cost	= 418,575	Value Per SqFt	151.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	365,566		
Lot Value	126,159		
Indicated Value	491,725	151.72	Per SqFt
Agland Value			
Site Improvements	44,592		
Total Value	536,317	165.48	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	87756	8x7		56	36.48		2,043
PRCH	SLAB PORCH - COVERED	87757	12x10		120	36.17		4,340
PATO	SLAB PORCH - OPEN	87758	12x10		120	14.97		1,796



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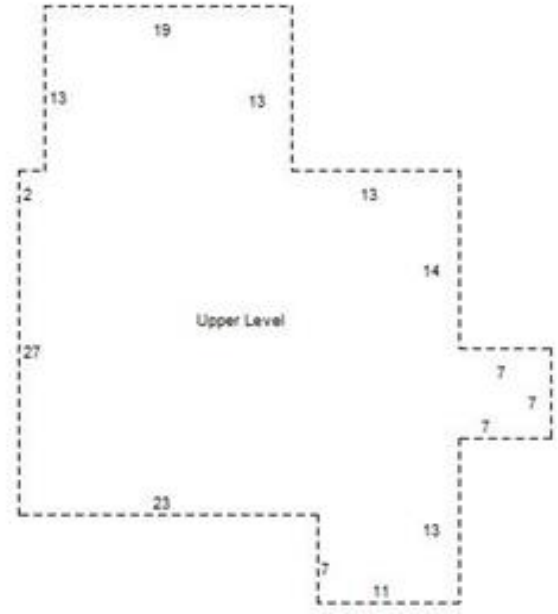
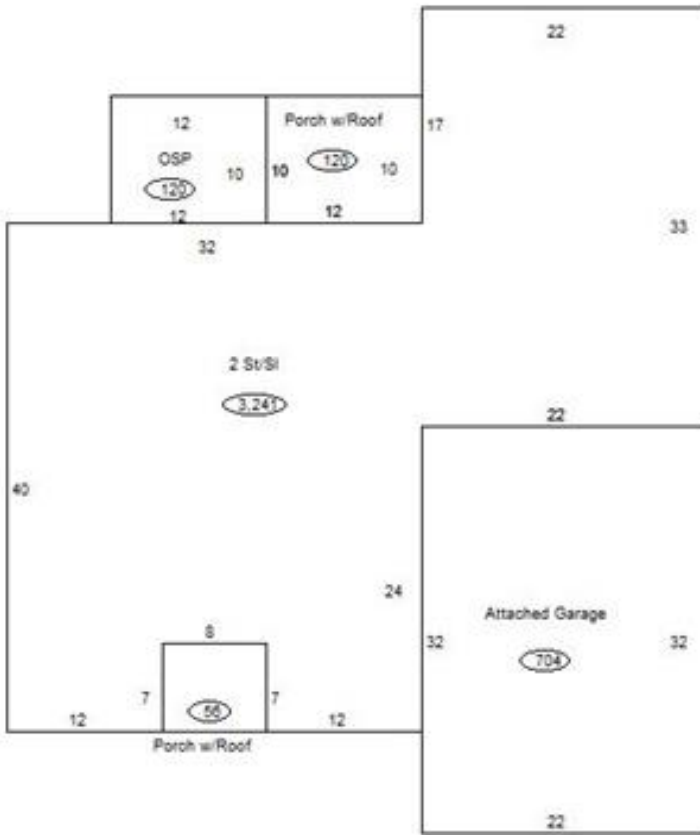
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,950	1.662	3,241
2	G	1		13	Attached Garage	704	1.000	704
3	U	^UL	Overhang	13	Upper Level	1,291	1.000	1,291
4	M	PRCH		13	SLBC	56	1.000	56
5	M	PRCH		13	SLBC	120	1.000	120
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,950		3,241



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			576	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (28.22 x 576)		16,255		16,255	163	16,092
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	1,500	28,500