



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 660074303 Parcel ID 000000-00-0-00550-001-0024 Cadastral ID 31-21-15-02930 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 330596 SPRENGER, TROY A & GLORIA K 19910 E 72ND ST N OWASSO OK 74055-0000 Parcel Location Situs 19910 E 72ND ST N Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0024 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0005. 7/1/2022</p>														
Legal Description Lat/Long: 36.25741880 -95.74904700																			
LOT 24 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>9601</td> <td>R7 FOR NEW SFR & DET/GARAGE</td> <td>09/2005</td> <td>12/2006</td> <td>198,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9601	R7 FOR NEW SFR & DET/GARAGE	09/2005	12/2006	198,000
Number	Description	Opened	Closed	Amount															
9601	R7 FOR NEW SFR & DET/GARAGE	09/2005	12/2006	198,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	GOINS, GREGORY D & SARAH J	04/08/2020	457,500	YES										
					2255/222	CHITWOOD, BRET D &	06/27/2012	388,000	YES										
					2021/253	QUANTUM RELOCATION SERV-LLC	01/15/2009	350,500	YES										
					2021/251	VILLAVICENCIO, MIGUEL &	12/16/2008	350,500	YES										
					1748/921	SIMMONS HOMES RESIDENTIAL	01/31/2006	340,000	YES										
					1714/926	KOURTIS PROPERIES-COOPER-RAN	09/15/2005	54,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax										
Remove Cap	2021		Land Value	124,108	87,640	11%	9,640	Assessed	58,156	6,015.54									
Year Frozen	0		Improvements	467,629	441,052		48,516	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-93.00									
TIF Project ID	0		Total Value	591,737	528,692		58,156	Total Taxable	57,156	5,923.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660074303	SPRENGER, TROY A & GLORIA K			23	579,768	1000	55,463	5,747.00										
2024	2024-660074303	SPRENGER, TROY A & GLORIA K			7	574,811	1000	53,818	5,953.00										
2023	2023-660074303	SPRENGER, TROY A & GLORIA K			7	489,389	1000	52,221	5,654.00										
2022	2022-660074303	SPRENGER, TROY A & GLORIA K			7	501,728	1000	50,671	5,702.00										
2021	2021-660074303	SPRENGER, TROY A & GLORIA K			7	456,057	0	50,166	5,569.00										
2020	2020-660074303	SPRENGER, TROY A & GLORIA K			7	448,021	1000	48,282	5,368.00										
2019	2019-660074303	GOINS, GREGORY D & SARAH J			7	436,036	1000	46,964	5,225.00										
2018	2018-660074303	GOINS, GREGORY D & SARAH J			7	436,066	1000	46,967	5,057.00										
2017	2017-660074303	GOINS, GREGORY D & SARAH J			7	431,859	1000	46,504	5,052.00										
2016	2016-660074303	GOINS, GREGORY D & SARAH J			7	421,246	1000	45,274	4,924.00										
2015	2015-660074303	GOINS, GREGORY D & SARAH J			7	408,419	0	44,926	4,902.00										
2014	2014-660074303	GOINS, GREGORY D & SARAH J			7	415,558	0	45,197	4,971.00										
2013	2013-660074303	GOINS, GREGORY D & SARAH J			7	391,320	0	43,045	4,647.00										



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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	6395		
Non-Ag Acres	0.9825		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,796.00 x 2.90 = 124,108		
Factor Value			
Adjustments	1.0000		
Lot Value	124,108		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,639 / 3,605
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,639
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	527,439	146.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	562,920 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.28	Total Misc Impr	+ 16,289
Roofing Adj	+ 4.50	Garage Cost	+ 23,589
Subfloor Adj	+ -3.32	Total RCN	= 516,856
Heat/Cool Adj	+ 17.38	Depreciation (16%)	- 82,697
Plumbing Adj	+ 8.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 434,159
Adj Base Cost	= 132.31	Lot Value	+ 124,108
Total Area	x 3,605	Indicated Value	= 558,267
Adjusted Cost	= 476,978	Value Per SqFt	154.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	434,159		
Lot Value	124,108		
Indicated Value	558,267	154.86	Per SqFt
Agland Value			
Site Improvements	33,470		
Total Value	591,737	164.14	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	87822	10x6		60	36.46		2,188
PATO	SLAB PORCH - OPEN	87823	10x6		60	15.22		913
PRCH	SLAB PORCH - COVERED	140170	19x8	2018	152	35.97		5,467



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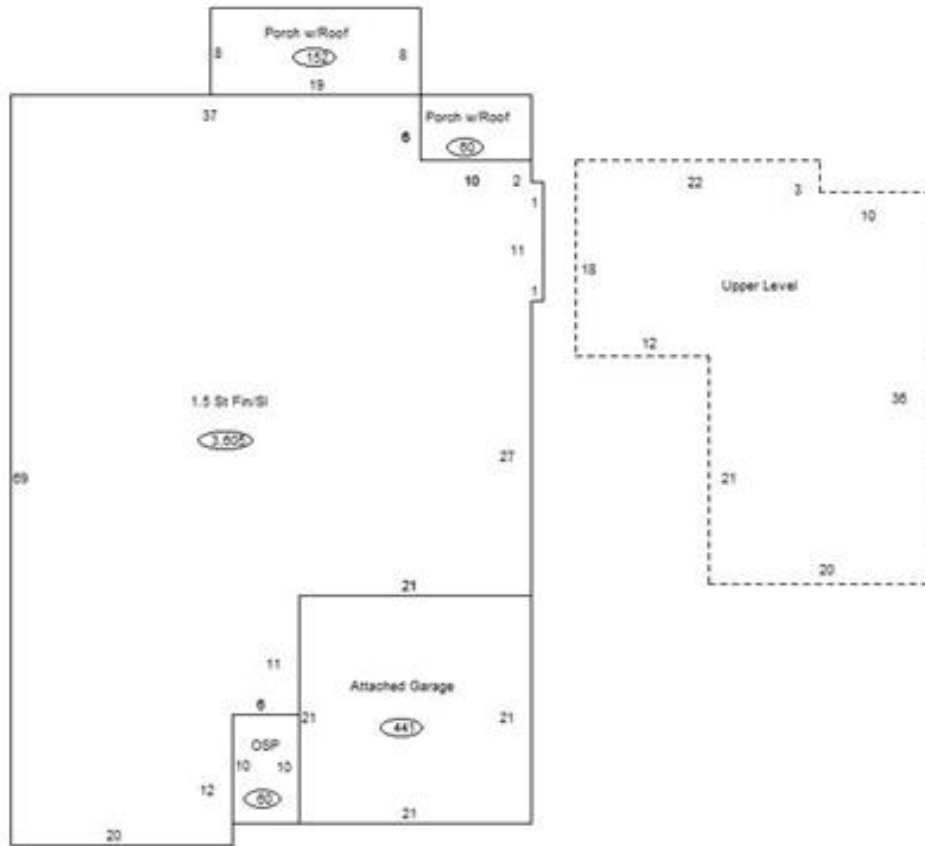
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,639	1.366	3,605
2	U	^UL	Overhang	13	Upper Level	966	1.000	966
3	G	1		13	Attached Garage	441	1.000	441
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PATO		13	Open Slab	60	1.000	60
6	M	PRCH		13	SLBC	152	1.000	152
Total Building Area						2,639		3,605



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GA	GAZEBO AVG	0x0x0			1
	Qual	3	Cond	Year	2018	Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (8,350.00 x 1)	8,350		8,350	8,350
	GRDT	GARAGE - DETACHED	0x0x0			440
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (1% Phys/ % Func)
		Base Cost (30.12 x 440)	13,253		13,253	133
						13,120
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)
		Base Cost (30,000.00 x 1)	30,000		30,000	18,000
						12,000