



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 06:38:04  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074313 <b>Parcel ID</b> 000000-00-0-00550-001-0034 <b>Cadastral ID</b> 31-21-15-03030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 344121 CHEA, JEREMY & BRENNA MCALLISTER REVOCABLE LIVING TRUST 20210 E 72ND ST N OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 20210 E 72ND ST N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH <b>Lot/Block</b> 0034 / 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> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25737563 -95.74379245 LOT 34 BLOCK 1 OAKRIDGE AT COOPER RANCH					<b>Building Permits</b> <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>9832</td> <td>R7 NEW SFR (MTG \$340,000)</td> <td>12/2005</td> <td>12/2006</td> <td>275,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9832	R7 NEW SFR (MTG \$340,000)	12/2005	12/2006	275,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.6457		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	71,688.00 x 2.39 = 171,329		
Factor Value			
Adjustments	0.8588		
Lot Value	147,138		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,658 / 3,929
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,658
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	660 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	
Adjusted R	0.8445		
Indicated Value	597,523	152.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	632,430		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.54	Total Misc Impr	+ 13,980
Roofing Adj	+ 4.41	Garage Cost	+ 34,360
Subfloor Adj	+ -3.05	Total RCN	= 588,970
Heat/Cool Adj	+ 18.45	Depreciation ( 16%)	- 94,235
Plumbing Adj	+ 8.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 494,735
Adj Base Cost	= 137.60	Lot Value	+ 147,138
Total Area	x 3,929	Indicated Value	= 641,873
Adjusted Cost	= 540,630	Value Per SqFt	163.37

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	494,735		
Lot Value	147,138		
Indicated Value	641,873	163.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	641,873	163.37	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	87860	11x8		88	37.03		3,259
PRCH	SLAB PORCH - COVERED	87861	68		68	37.10		2,523



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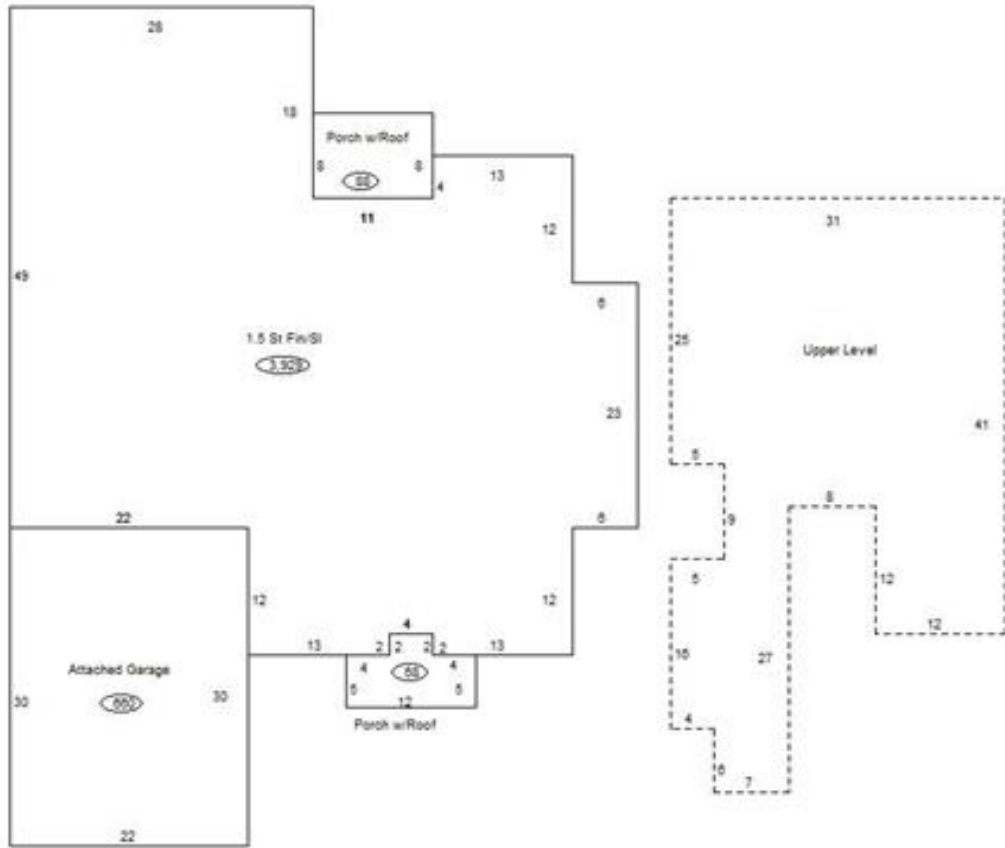
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### Sketch Image

660074313



### 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	2,658	1.478	3,929
2	U	^UL	Overhang	13	Upper Level	1,271	1.000	1,271
3	G	1		13	Attached Garage	660	1.000	660
4	M	PRCH		13	SLBC	88	1.000	88
5	M	PRCH		13	SLBC	68	1.000	68
<b>Total Building Area</b>						<b>2,658</b>		<b>3,929</b>