



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:32:24  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074316 <b>Parcel ID</b> 000000-00-0-00550-001-0037 <b>Cadastral ID</b> 31-21-15-03060 <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> 304716 HARBERT, JOHN C &  JENNIFER J 20270 E 72ND ST OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 20270 E 72ND ST N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH <b>Lot/Block</b> 0037 / 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: 36.25714732 -95.74218268 LOT 37 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.7192		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	5	0
Method	Square-Foot		
Base Lot Value	74,888.00 x 2.36 =	176,449	
Factor Value	-44,112		
Adjustments	1.0000		
Lot Value	132,337		



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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	1,634 / 3,040
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,634
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	766 Attached Garage - Unfinished 3 Stalls
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	460,934 151.62 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	569,450 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	327,677
Lot Value	132,337
Indicated Value	460,014 151.32 Per SqFt
Agland Value	
Site Improvements	44,406
Total Value	504,420 165.93 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.47	Total Misc Impr	+ 15,828
Roofing Adj	+ 3.39	Garage Cost	+ 34,792
Subfloor Adj	+ -2.61	Total RCN	= 436,214
Heat/Cool Adj	+ 16.31	Depreciation ( 26%)	- 113,416
Plumbing Adj	+ 8.28	Lump Sums	+ 4,879
Basement Adj	+ 0.00	RCNLD	= 327,677
Adj Base Cost	= 126.84	Lot Value	+ 132,337
Total Area	x 3,040	Indicated Value	= 460,014
Adjusted Cost	= 385,594	Value Per SqFt	151.32

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87867	31x8		248	32.10		7,961
WODO	WOOD DECK - OPEN	87868	31x8		248	24.59	20%	4,879
PRCH	SLAB PORCH - COVERED	87870	245		245	32.11		7,867



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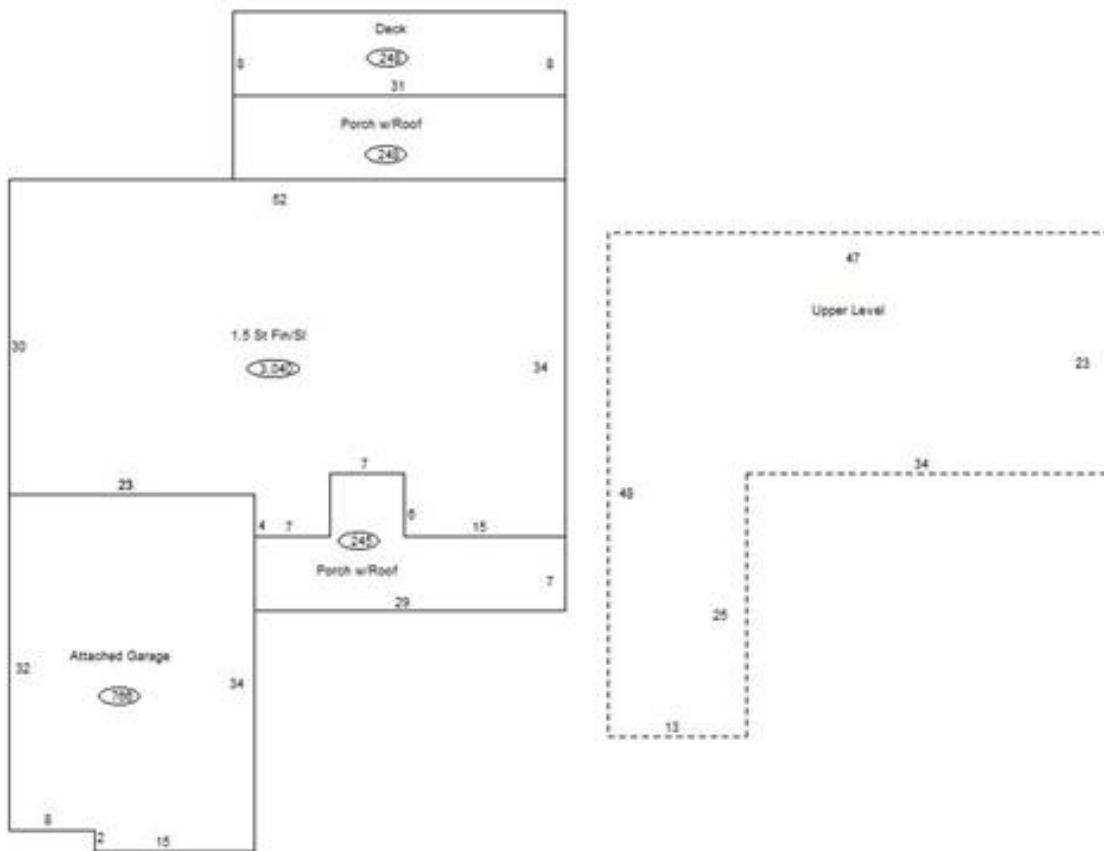
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### Sketch Image

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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	1,634	1.860	3,040
2	M	PRCH		13	SLBC	248	1.000	248
3	M	WODO		13	WODO	248	1.000	248
4	G	1		13	Attached Garage	766	1.000	766
5	M	PRCH		13	SLBC	245	1.000	245
6	U	^UL	Overhang	13	Upper Level	1,406	1.000	1,406
<b>Total Building Area</b>						<b>1,634</b>		<b>3,040</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	2018	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000		25,000
	GRDT	GARAGE - DETACHED	0x0x0			540
	Qual	4	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.93 x 540)	21,562		21,562	2,156	19,406