



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:22:22
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Assessment Data					Primary Image																																																																																																																				
Account 660074319 Parcel ID 000000-00-0-00550-001-0040 Cadastral ID 31-21-15-03090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 276795 MARSHALL, MARY E 20255 E 72ND ST N OWASSO OK 74055-0000 Parcel Location Situs 20255 E 72ND ST N Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0040 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25842278 -95.74273834 LOT 40 BLOCK 1 OAKRIDGE AT COOPER RANCH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0142	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,177.00 x 2.88 = 127,311	
Factor Value		
Adjustments	1.0000	
Lot Value	127,311	

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	1,745 / 3,385
Style	100% Two Story
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	690 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

Cost Approach				Manual : 01/2025			
Base Cost	101.55	Total Misc Impr	+ 16,044				
Roofing Adj	+ 3.42	Garage Cost	+ 33,624				
Subfloor Adj	+ -2.48	Total RCN	= 482,271				
Heat/Cool Adj	+ 17.38	Depreciation (22%)	- 106,100				
Plumbing Adj	+ 7.93	Lump Sums	+ 16,505				
Basement Adj	+ 0.00	RCNLD	= 392,676				
Adj Base Cost	= 127.80	Lot Value	+ 127,311				
Total Area	x 3,385	Indicated Value	= 519,987				
Adjusted Cost	= 432,603	Value Per SqFt	153.62				



\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0060. 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	502,907	148.57	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	560,640		Per SqFt

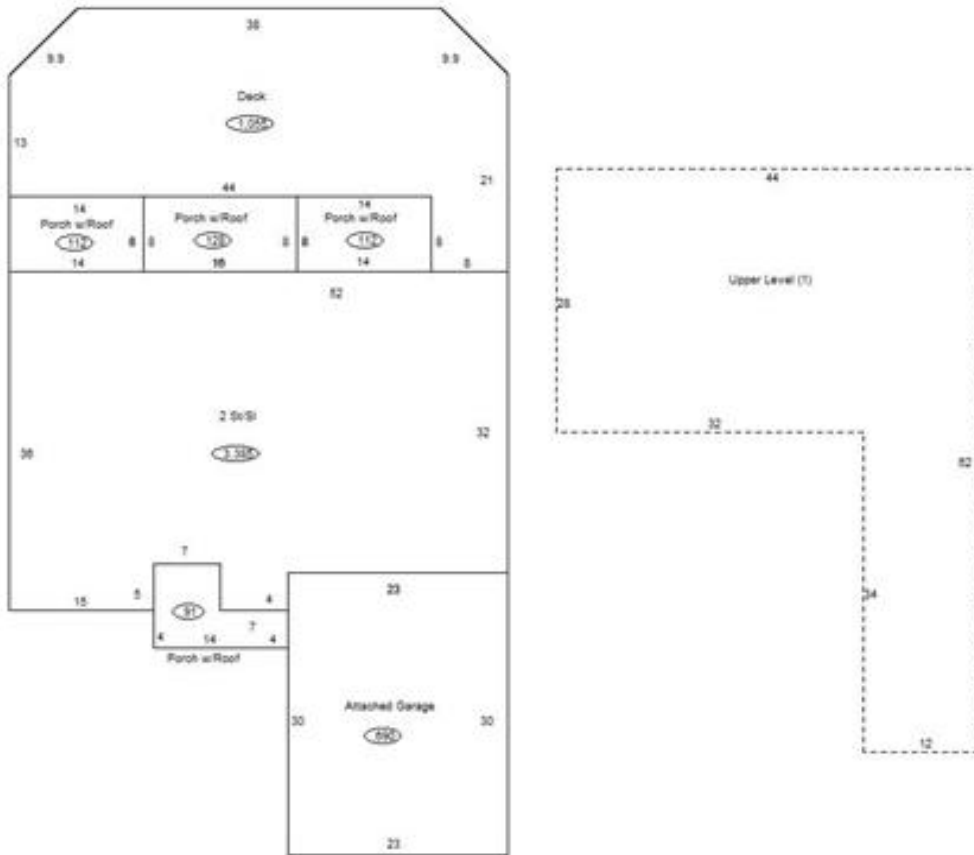
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	392,676		
Lot Value	127,311		
Indicated Value	519,987	153.62	Per SqFt
Agland Value			
Site Improvements	17,777		
Total Value	537,764	158.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87889	91		91	36.34		3,307
PRCH	SLAB PORCH - COVERED	87890	14x8		112	36.22		4,057
PRCH	SLAB PORCH - COVERED	87891	16x8		128	36.12		4,623
PRCH	SLAB PORCH - COVERED	87892	14x8		112	36.22		4,057
WODO	WOOD DECK - OPEN	87893	1055		1,055	22.35	30%	16,505



Sketch Image

660074319



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,745	1.940	3,385
2	G	1		13	Attached Garage	690	1.000	690
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	112	1.000	112
5	M	PRCH		13	SLBC	128	1.000	128
6	M	PRCH		13	SLBC	112	1.000	112
7	M	WODO		13	WODO	1,055	1.000	1,055
8	U	^UL		13	Upper Level (1)	1,640	1.000	1,640
Total Building Area						1,745		3,385



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			420
	Qual 4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (42.95 x 420)		18,039	18,039	902	17,137
	STF	STG FAIR	8x18x0			144
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)		674	674	34	640