



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 660074323 Parcel ID 000000-00-0-00550-001-0044 Cadastral ID 31-21-15-03130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 283388 FARLEY, LARRY J & SHAWNA L 7921 N 202ND E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 07291 N 202ND E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0044 / 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 Lat/Long: 36.25950530 -95.74408243 LOT 44 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></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	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	6395	
Non-Ag Acres	1.129	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,179.00 x 2.75 = 135,314	
Factor Value		
Adjustments	1.0000	
Lot Value	135,314	

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	2,801 / 3,625
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,801
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	651 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	537,776	148.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	621,940 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	431,987		
Lot Value	135,314		
Indicated Value	567,301	156.50	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	594,301	163.95	Total Value Per SqFt

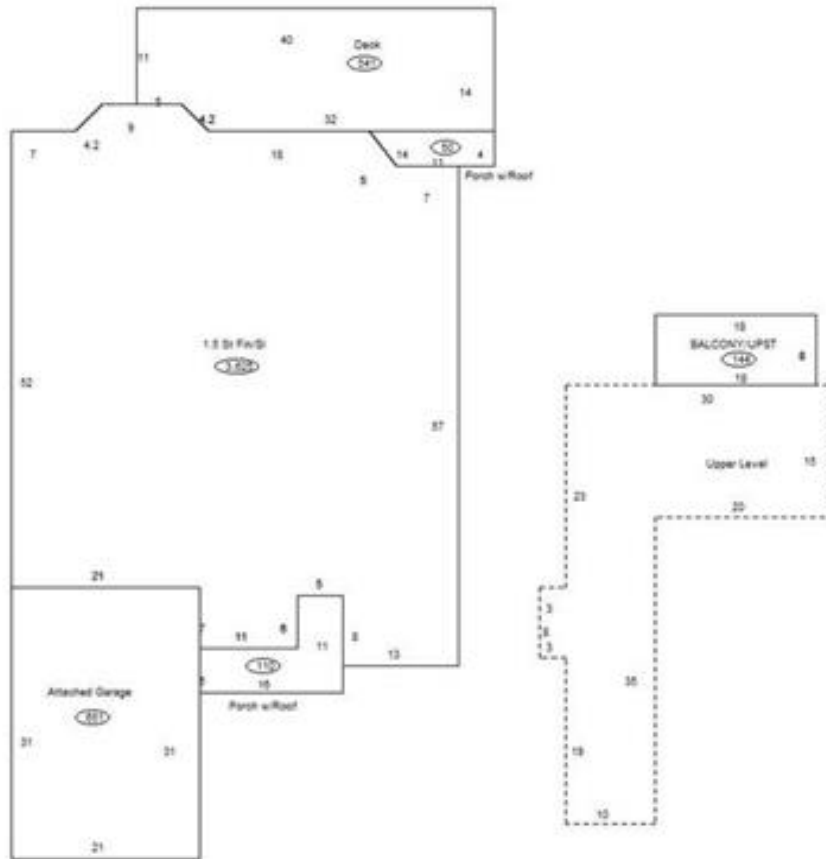
Cost Approach				Manual : 01/2025			
Base Cost	105.45	Total Misc Impr	+	5,811			
Roofing Adj	+ 4.70	Garage Cost	+	31,977			
Subfloor Adj	+ -3.38	Total RCN	=	514,693			
Heat/Cool Adj	+ 17.38	Depreciation (19%)	-	97,792			
Plumbing Adj	+ 7.41	Lump Sums	+	15,086			
Basement Adj	+ 0.00	RCNLD	=	431,987			
Adj Base Cost	= 131.56	Lot Value	+	135,314			
Total Area	x 3,625	Indicated Value	=	567,301			
Adjusted Cost	= 476,905	Value Per SqFt		156.50			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87913	110		110	36.24		3,986
PRCH	SLAB PORCH - COVERED	87914	50		50	36.50		1,825
BALW	BALCONY - WOOD	87915	18x8		144	37.23		5,361
WODO	WOOD DECK - OPEN	87916	541		541	22.47	20%	9,725



Sketch Image

660074323



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	2,801	1.294	3,625
2	G	1		13	Attached Garage	651	1.000	651
3	M	PRCH		13	SLBC	110	1.000	110
4	M	PRCH		13	SLBC	50	1.000	50
5	M	BALW		13	Balcony	144	1.000	144
6	M	WODO		13	WODO	541	1.000	541
7	U	^UL	Overhang	13	Upper Level	824	1.000	824
Total Building Area						2,801		3,625



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	3,000	27,000