



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 660074335 Parcel ID 000000-00-0-00550-002-0005 Cadastral ID 31-21-15-03250 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 304434 BROWN, CHARLES MUREL & PAULA ELAINE 19455 E 72ND ST N OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 19455 E 72ND ST N Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25914214 -95.75606927 LOT 5 BLOCK 2 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>R2011 07 6</td> <td>R12-NEW 30X40 1200 SQ FT DETACH</td> <td>07/2011</td> <td>11/2011</td> <td>98,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2011 07 6	R12-NEW 30X40 1200 SQ FT DETACH	07/2011	11/2011	98,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	6395							
Non-Ag Acres	1.1128							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	48,476.00 x 2.77 = 134,190			\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0031. 7/1/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	134,190			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	5 - Very Good			Adusted R 0.8445				
Architecture				Indicated Value 680,915 160.25 Per SqFt				
Style	100% 1 1/2 Story Finished			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	2,489 / 4,249			Adjustment Model 1 2022 Residential				
Style	100% 1 1/2 Story Finished			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 639,070 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,489			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 521,714				
Bed/F/H Bath	4 / 3.0 /			Lot Value 134,190				
Basement Area				Indicated Value 655,904 154.37 Per SqFt				
Garage Type	660 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements 45,552				
Year/Eff Age	2005 / 16			Total Value 701,456 165.09 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	107.76	Total Misc Impr	+ 24,463					
Roofing Adj	+ 3.85	Garage Cost	+ 34,360					
Subfloor Adj	+ -2.69	Total RCN	= 628,571					
Heat/Cool Adj	+ 18.45	Depreciation (17%)	- 106,857					
Plumbing Adj	+ 6.72	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 521,714					
Adj Base Cost	= 134.09	Lot Value	+ 134,190					
Total Area	x 4,249	Indicated Value	= 655,904					
Adjusted Cost	= 569,748	Value Per SqFt	154.37					
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	87979	6x5		30	37.23		1,117
PRCH	SLAB PORCH - COVERED	87980	277		277	36.01		9,975
PATO	SLAB PORCH - OPEN	87981	430		430	12.03		5,173



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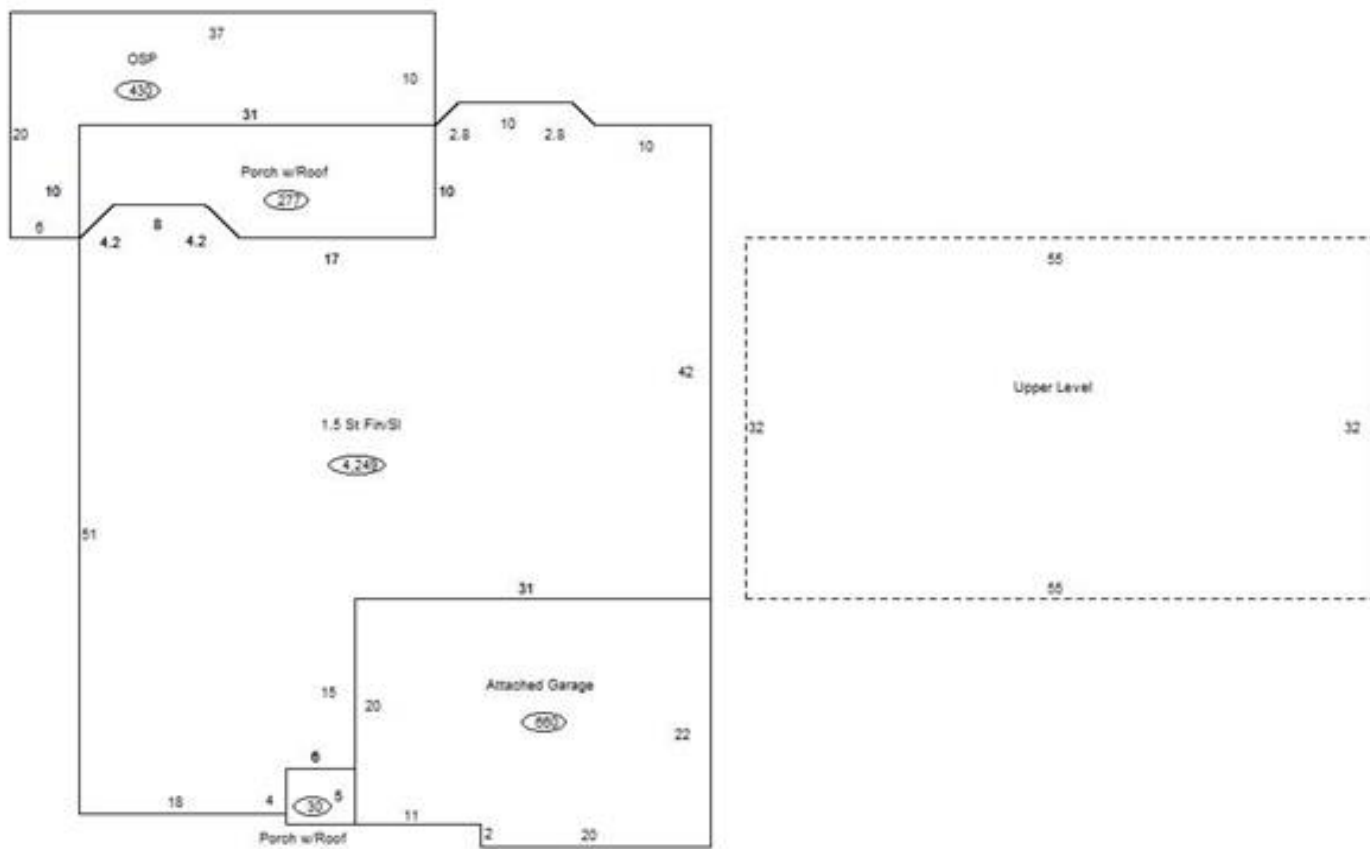
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Sketch Image

660074335



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	2,489	1.707	4,249
2	U	^UL	Overhang	13	Upper Level	1,760	1.000	1,760
3	G	1		13	Attached Garage	660	1.000	660
4	M	PRCH		13	SLBC	30	1.000	30
5	M	PRCH		13	SLBC	277	1.000	277
6	M	PATO		13	Open Slab	430	1.000	430
Total Building Area						2,489		4,249



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,200
	Qual 4	Cond 3	Year 2011	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (37.96 x 1,200)		45,552	45,552			45,552