



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:17:02  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074342 <b>Parcel ID</b> 000000-00-0-00550-004-0003 <b>Cadastral ID</b> 31-21-15-03320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 343848 SHAW, DARRELL CRAIG JR & ELIZABETH A  7230 N 198TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07230 N 198TH E AVE <b>Subdivision</b> OAKRIDGE AT COOPER RANCH <b>Lot/Block</b> 0003 / 0004 <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> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.25837680 -95.75184972 LOT 3 BLOCK 4 OAKRIDGE AT COOPER RANCH																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	6395		
Non-Ag Acres	1.041		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,348.00 x 2.85 = 129,185		
Factor Value			
Adjustments	0.8455		
Lot Value	109,226		



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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	2,085 / 2,864
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,085
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	373,707 130.48 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	448,960 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	338,003
Lot Value	109,226
Indicated Value	447,229 156.16 Per SqFt
Agland Value	
Site Improvements	
Total Value	447,229 156.16 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	102.79	Total Misc Impr	+	16,618
Roofing Adj	+ 4.37	Garage Cost	+	21,416
Subfloor Adj	+ -3.36	Total RCN	=	407,232
Heat/Cool Adj	+ 16.31	Depreciation ( 17%)	-	69,229
Plumbing Adj	+ 8.80	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	338,003
Adj Base Cost	= 128.91	Lot Value	+	109,226
Total Area	x 2,864	Indicated Value	=	447,229
Adjusted Cost	= 369,198	Value Per SqFt		156.16

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	88018		108	108	32.83		3,546
PRCH	SLAB PORCH - COVERED	88019		180	180	32.38		5,828



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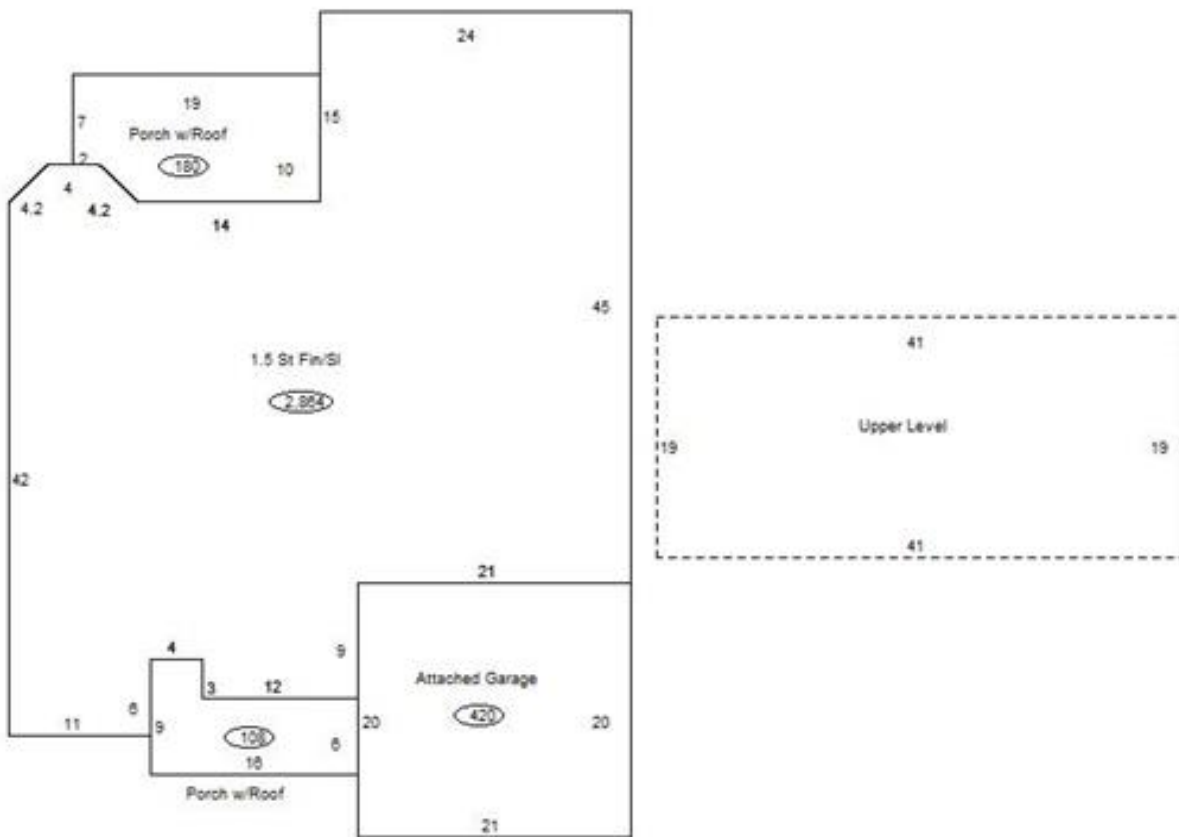
Date 04/18/2026

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Sketch Image

660074342



### 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/Sl	2,085	1.374	2,864
2	U	^UL	Overhang	13	Upper Level	779	1.000	779
3	G	1		13	Attached Garage	420	1.000	420
4	M	PRCH		13	SLBC	108	1.000	108
5	M	PRCH		13	SLBC	180	1.000	180
<b>Total Building Area</b>						2,085		2,864





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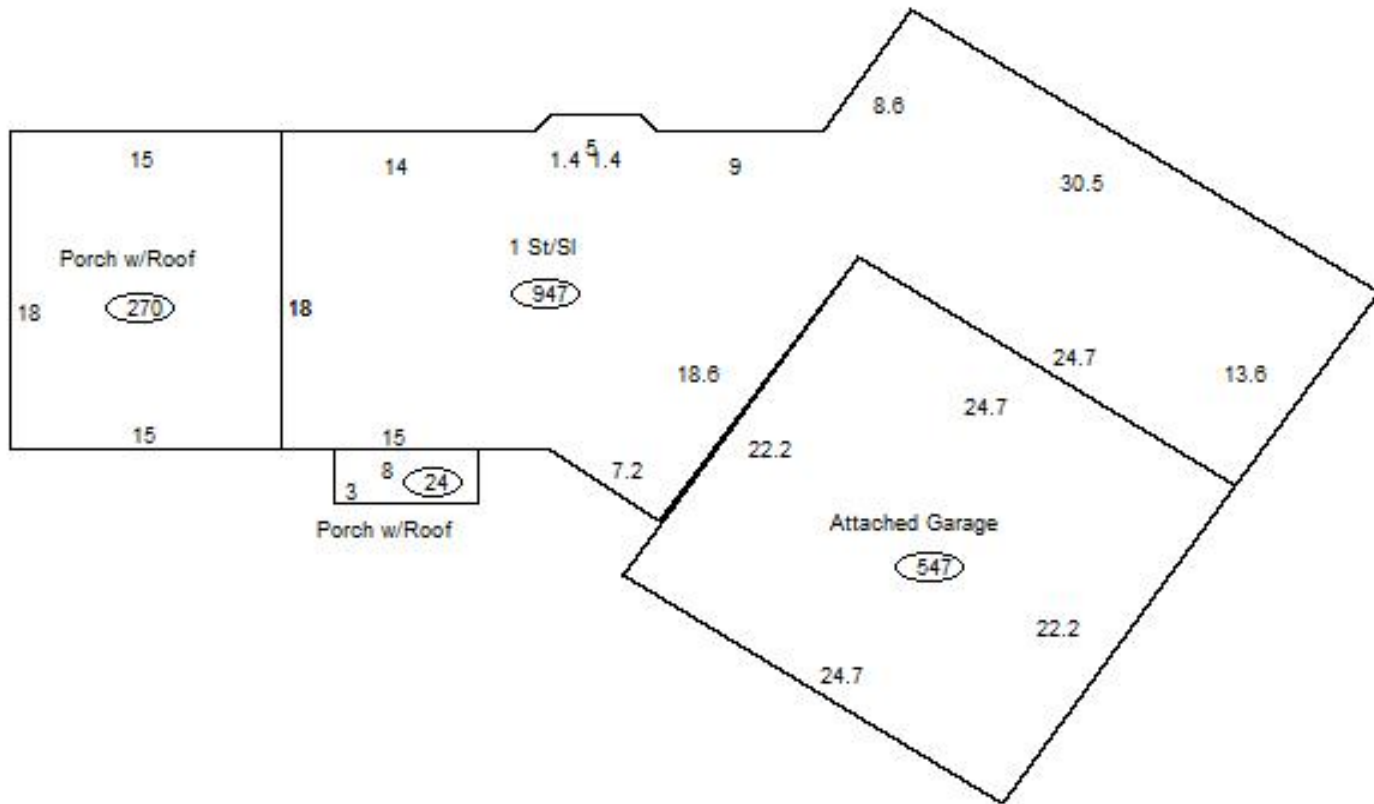
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### Sketch Image

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1	R	1	Slab	13	1 St/Sl	947	1.000	947
2	G	1		13	Attached Garage	547	1.000	547
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	270	1.000	270
<b>Total Building Area</b>						947		947