



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 660074343 Parcel ID 000000-00-0-00550-004-0004 Cadastral ID 31-21-15-03330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 321193 TREAT, SAMUEL D & CARRY M 7235 N 198TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07235 N 198TH E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0004 / 0004 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: 36.25848459 -95.75120950 LOT 4 BLOCK 4 OAKRIDGE AT COOPER RANCH																																																																																				
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																											
2025	2025-660074343	TREAT, SAMUEL D & CARRY M			7	589,519	0	58,970	6,401.00																																																																											
2024	2024-660074343	TREAT, SAMUEL D & CARRY M			7	582,938	0	56,162	6,197.00																																																																											
2023	2023-660074343	TREAT, SAMUEL D & CARRY M			7	514,861	0	53,487	5,776.00																																																																											
2022	2022-660074343	TREAT, SAMUEL D & CARRY M			7	490,132	0	50,941	5,718.00																																																																											
2021	2021-660074343	TREAT, SAMUEL D & CARRY M			7	441,044	0	48,515	5,386.00																																																																											
2020	2020-660074343	TREAT, SAMUEL D & CARRY M			7	437,664	0	48,143	5,338.00																																																																											
2019	2019-660074343	TREAT, SAMUEL D & CARRY M			7	426,306	0	46,894	5,203.00																																																																											
2018	2018-660074343	TREAT, SAMUEL D & CARRY M			7	436,805	0	48,049	5,158.00																																																																											
2017	2017-660074343	TREAT, SAMUEL D & CARRY M			7	439,480	0	48,343	5,237.00																																																																											
2016	2016-660074343	DEVLIN, SHANNON &			7	436,330	0	47,996	5,204.00																																																																											
2015	2015-660074343	DEVLIN, SHANNON &			7	423,062	0	46,537	5,078.00																																																																											
2014	2014-660074343	DEVLIN, SHANNON &			7	429,221	0	45,586	5,014.00																																																																											
2013	2013-660074343	DEVLIN, SHANNON &			7	404,064	0	43,415	4,687.00																																																																											



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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	6395	
Non-Ag Acres	1.0772	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,922.00 x 2.81 = 131,703	
Factor Value		
Adjustments	1.0000	
Lot Value	131,703	

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	2,655 / 3,864
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,655
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	672 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

Cost Approach		Manual : 01/2025	
Base Cost	104.59	Total Misc Impr	+ 16,780
Roofing Adj	+ 4.22	Garage Cost	+ 32,868
Subfloor Adj	+ -3.10	Total RCN	= 546,636
Heat/Cool Adj	+ 17.38	Depreciation (19%)	- 103,861
Plumbing Adj	+ 5.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 442,775
Adj Base Cost	= 128.62	Lot Value	+ 131,703
Total Area	x 3,864	Indicated Value	= 574,478
Adjusted Cost	= 496,988	Value Per SqFt	148.67



\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0042. 7/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	561,651	145.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	579,050 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	442,775		
Lot Value	131,703		
Indicated Value	574,478	148.67	Per SqFt
Agland Value			
Site Improvements	21,250		
Total Value	595,728	154.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	88025		74	74	36.40		2,694
PRCH	SLAB PORCH - COVERED	88027		64	64	36.44		2,332
PATO	SLAB PORCH - OPEN	120882	29x12		348	11.59		4,033



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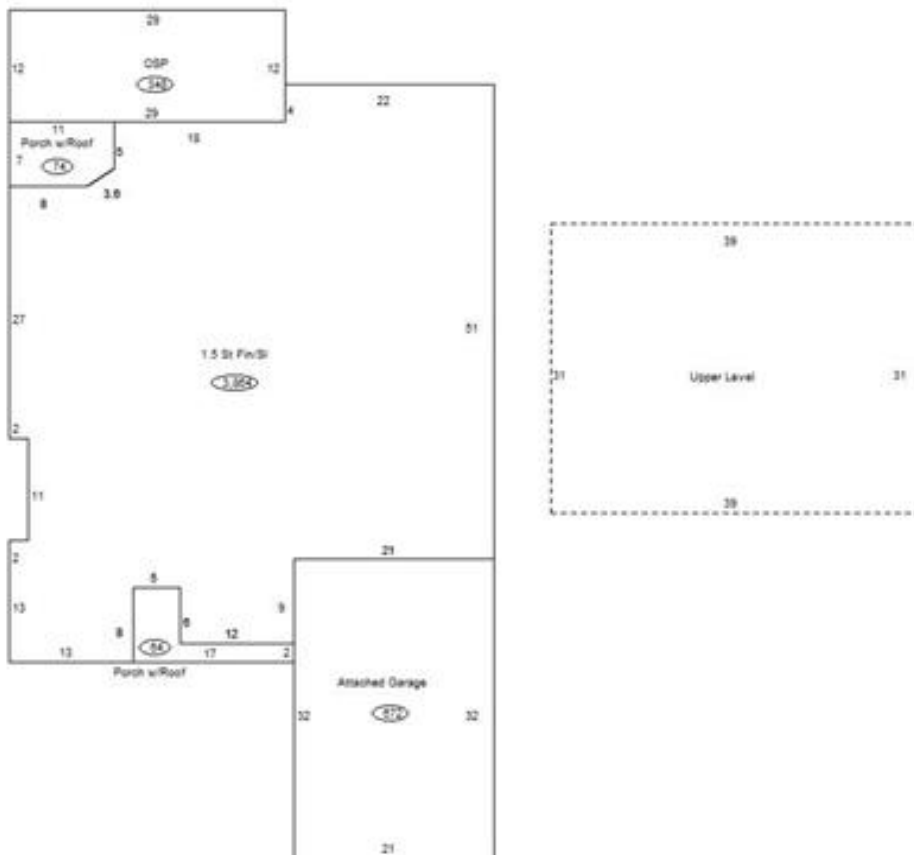
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Sketch Image

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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	2,655	1.455	3,864
2	M	PRCH		13	SLBC	74	1.000	74
3	G	1		13	Attached Garage	672	1.000	672
4	M	PRCH		13	SLBC	64	1.000	64
5	U	^UL	Overhang	13	Upper Level	1,209	1.000	1,209
6	M	PATO		13	Open Slab	348	1.000	348
Total Building Area						2,655		3,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	3,750	21,250