



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:50:21  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074346 <b>Parcel ID</b> 000000-00-0-00550-004-0007 <b>Cadastral ID</b> 31-21-15-03360 <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> 327125 MAY, JOSEPH TALLEY & GISELA  7240 N 199TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07240 N 199TH E AVE <b>Subdivision</b> OAKRIDGE AT COOPER RANCH <b>Lot/Block</b> 0007 / 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: 36.25842679 -95.75036071																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	6395		
Non-Ag Acres	1.052		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,827.00 x 2.84 = 129,951		
Factor Value			
Adjustments	1.0000		
Lot Value	129,951		



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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	2,519 / 2,919
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,519
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	630 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	
Adjusted R	0.8445		
Indicated Value	397,873	136.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	495,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.71	Total Misc Impr	+	27,530			
Roofing Adj	+ 5.02	Garage Cost	+	29,163			
Subfloor Adj	+ -3.96	Total RCN	=	432,397			
Heat/Cool Adj	+ 16.31	Depreciation ( 17%)	-	73,507			
Plumbing Adj	+ 8.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	358,890			
Adj Base Cost	= 128.71	Lot Value	+	129,951			
Total Area	x 2,919	Indicated Value	=	488,841			
Adjusted Cost	= 375,704	Value Per SqFt		167.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	358,890		
Lot Value	129,951		
Indicated Value	488,841	167.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	488,841	167.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	88041		94	94	32.90		3,093
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	88042		336	336	35.19		11,824
PATO	SLAB PORCH - OPEN	88043		1170	1,170	10.78		12,613

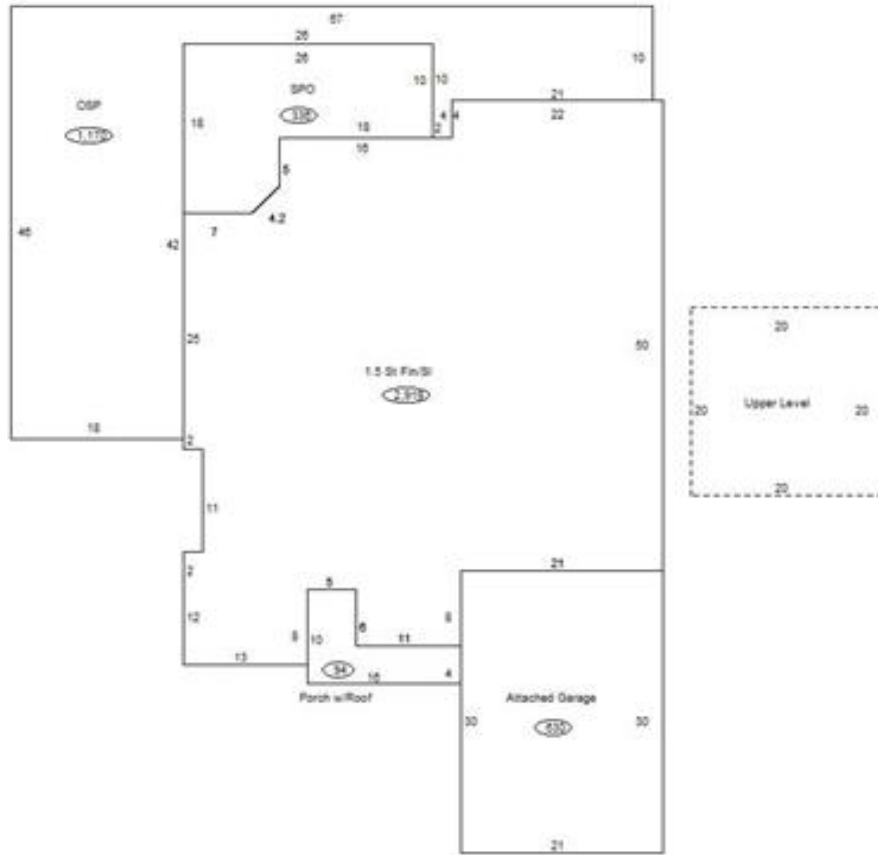


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Sketch Image

660074346



**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	2,519	1.159	2,919
2	U	^UL	Overhang	13	Upper Level	400	1.000	400
3	G	1		13	Attached Garage	630	1.000	630
4	M	PRCH		13	SLBC	94	1.000	94
5	M	EPKS		13	Screen Porch	336	1.000	336
6	M	PATO		13	Open Slab	1,170	1.000	1,170
<b>Total Building Area</b>						<b>2,519</b>		<b>2,919</b>