



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:17:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074351 Parcel ID 000000-00-0-00550-004-0012 Cadastral ID 31-21-15-03410 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 326153 LOCKHART, CHARLES E & MELISSA-CO-TRUSTEES LOCKHART REVOC LIVING TRUST 7296 N 200TH E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 07296 N 200TH E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0012 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25922766 -95.74850994 LOT 12 BLOCK 4 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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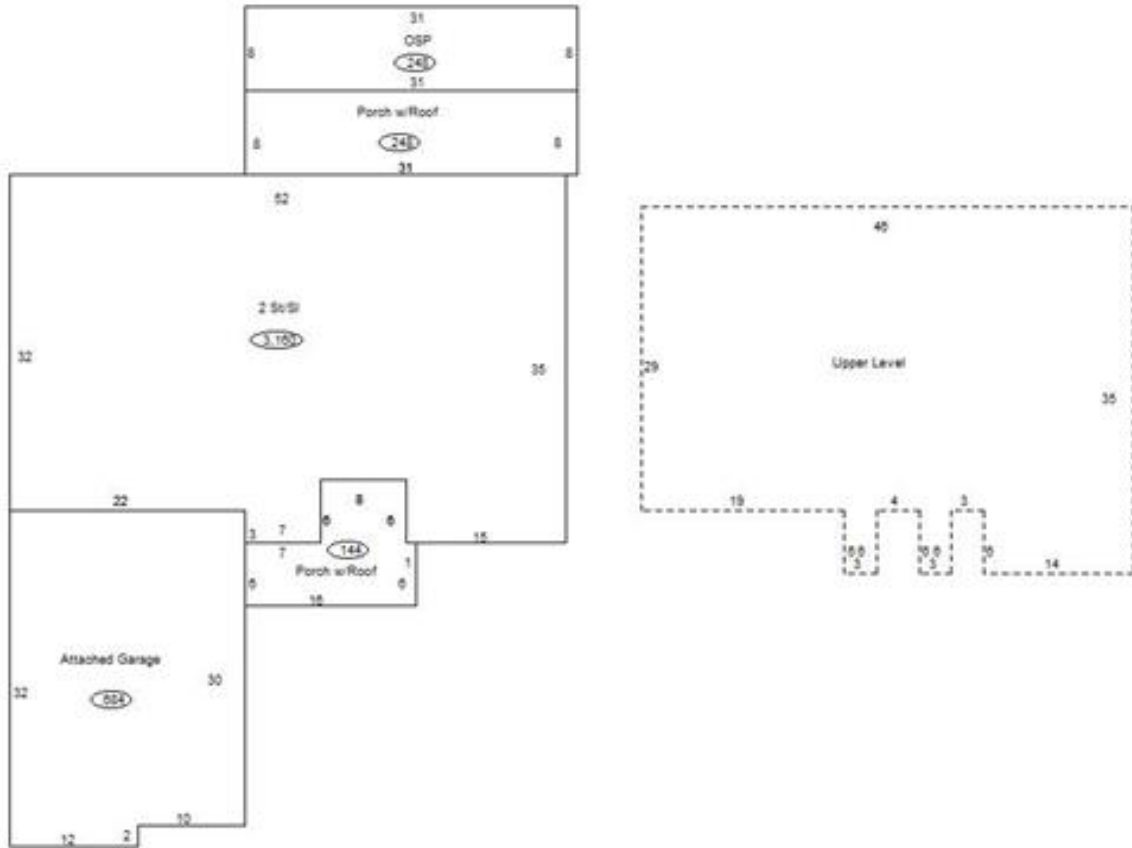
Date 04/16/2026
Time 21:17:49
Page 2

Lot Data		Square-Foot - NBHD 1175 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	1.0425							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	45,413.00 x 2.85 = 129,289			<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0051. 7/5/2022</p>				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	129,289			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	4 - Good			Adusted R 0.8445				
Architecture				Indicated Value 479,025 151.59 Per SqFt				
Style	100% Two Story			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,706 / 3,160			Adjustment Model 1 2022 Residential				
Style	100% Two Story			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 571,080 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,706			Selected Approach Cost Approach				
Fixture/RghIn	20 /			Improvements 393,228				
Bed/F/H Bath	5 / 2.5 /			Lot Value 129,289				
Basement Area				Indicated Value 522,517 165.35 Per SqFt				
Garage Type	684 Attached Garage - Unfinished 2 Stalls			Agland Value				
Remodel	RMA -			Site Improvements 59,322				
Year/Eff Age	2000 / 13			Total Value 581,839 184.13 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	97.55	Total Misc Impr	+ 22,930					
Roofing Adj	+ 3.38	Garage Cost	+ 31,307					
Subfloor Adj	+ -2.62	Total RCN	= 451,986					
Heat/Cool Adj	+ 16.31	Depreciation (13%)	- 58,758					
Plumbing Adj	+ 11.25	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 393,228					
Adj Base Cost	= 125.87	Lot Value	+ 129,289					
Total Area	x 3,160	Indicated Value	= 522,517					
Adjusted Cost	= 397,749	Value Per SqFt	165.35					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	88068	144		144	32.60		4,694
PRCH	SLAB PORCH - COVERED	88069	31x8		248	32.10		7,961
PATO	SLAB PORCH - OPEN	140182	31x8		248	12.22		3,031
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



Sketch Image

660074351



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,706	1.852	3,160
2	G	1		13	Attached Garage	684	1.000	684
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	248	1.000	248
5	U	^UL	Overhang	13	Upper Level	1,454	1.000	1,454
6	M	PATO		13	Open Slab	248	1.000	248
Total Building Area						1,706		3,160



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Page 4

660074351

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			900	
	Qual	4	Cond 3	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 900)		34,164		34,164	342	33,822
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary			Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	4,500	25,500