



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:02:11
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Assessment Data					Primary Image																																																																																																																			
Account 660074352 Parcel ID 000000-00-0-00550-004-0013 Cadastral ID 31-21-15-03420 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 312647 MONTAG, CHRIS M & SHANNON B 7271 N 200TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07271 N 200TH E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0013 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0052. 7/5/2022</p>																																																																																																																			
Legal Description Lot/Long: 36.25894224 -95.74782117 LOT 13 BLOCK 4 OAKRIDGE AT COOPER RANCH																																																																																																																								
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9906		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,150.00 x 2.90 = 125,135		
Factor Value			
Adjustments	1.0000		
Lot Value	125,135		



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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	2,021 / 3,478
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,021
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	609 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	543,605 156.30 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	597,960 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	393,432
Lot Value	125,135
Indicated Value	518,567 149.10 Per SqFt
Agland Value	
Site Improvements	55,444
Total Value	574,011 165.04 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.09	Total Misc Impr	+ 17,765
Roofing Adj	+ 3.74	Garage Cost	+ 30,182
Subfloor Adj	+ -2.68	Total RCN	= 504,400
Heat/Cool Adj	+ 17.38	Depreciation (22%)	- 110,968
Plumbing Adj	+ 7.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 393,432
Adj Base Cost	= 131.24	Lot Value	+ 125,135
Total Area	x 3,478	Indicated Value	= 518,567
Adjusted Cost	= 456,453	Value Per SqFt	149.10

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	88072	5x5		25	36.60		915
PRCH	SLAB PORCH - COVERED	88073	208		208	35.63		7,411
PATO	SLAB PORCH - OPEN	88074	828		828	11.40		9,439



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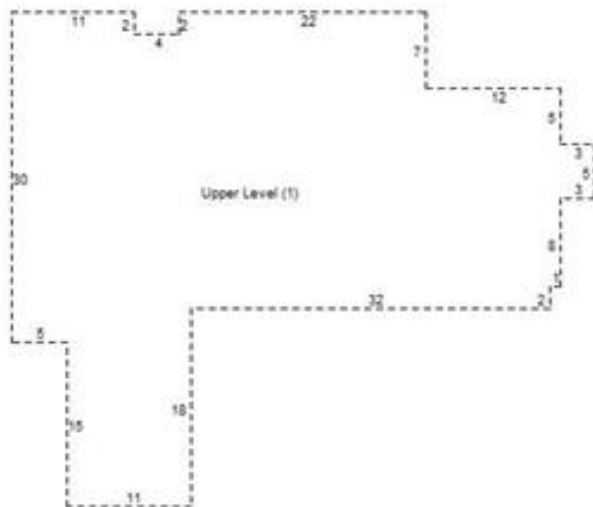
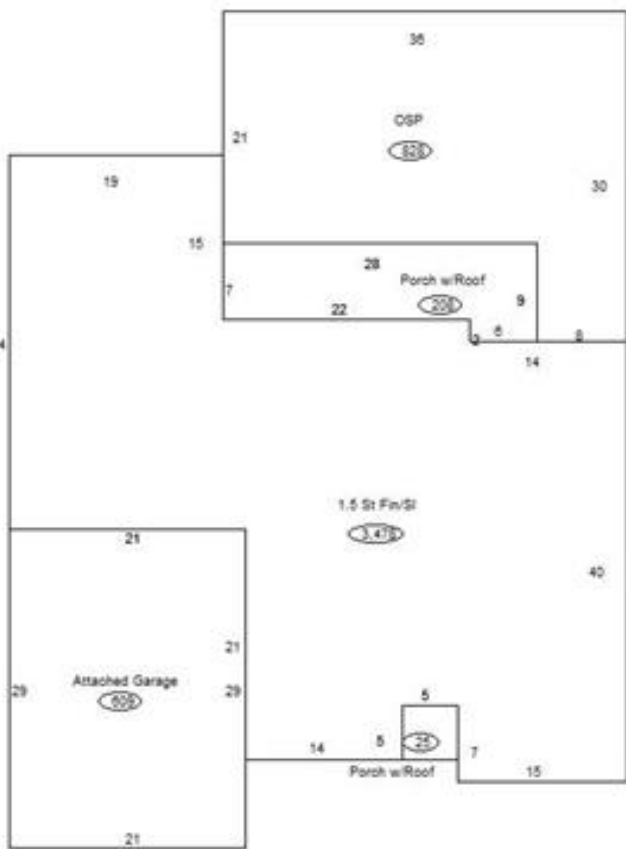
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Sketch Image

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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/Sl	2,021	1.721	3,478
2	M	PRCH		13	SLBC	25	1.000	25
3	M	PRCH		13	SLBC	208	1.000	208
4	M	PATO		13	Open Slab	828	1.000	828
5	U	^UL		13	Upper Level (1)	1,457	1.000	1,457
6	G	1		13	Attached Garage	609	1.000	609
Total Building Area						2,021		3,478



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			900
	Qual 4	Cond 3	Year 2004	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 900)	34,164		34,164		34,164
	GRDT	GARAGE - DETACHED	0x0x0			840
	Qual 3	Cond 3	Year 2004	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 840)	22,882		22,882	1,602	21,280