



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:11:34  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660074357 <b>Parcel ID</b> 000000-00-0-00550-005-0001 <b>Cadastral ID</b> 31-21-15-03470 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 23 - CATOOSA RURAL/LIME FIRE <b>Name ID</b> 327888 PFEIFER, ADAM K & ERIN MICHELLE  20125 E 72ND ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 20125 E 72ND ST N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH <b>Lot/Block</b> 0001 / 0005 <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> S002 - CATOOSA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25824885 -95.74563734 LOT 1 BLOCK 5 OAKRIDGE AT COOPER RANCH																																																																																																																									
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Date 04/16/2026  
Time 21:11:34  
Page 2

Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0851	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,268.00 x 2.80 = 132,257	
Factor Value		
Adjustments	1.0000	
Lot Value	132,257	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,880 / 2,820
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,880
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	891 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach		Manual : 01/2025	
Base Cost	98.17	Total Misc Impr	+ 35,737
Roofing Adj	+ 3.63	Garage Cost	+ 33,154
Subfloor Adj	+ -2.32	Total RCN	= 412,564
Heat/Cool Adj	+ 14.47	Depreciation ( 23%)	- 94,890
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 317,674
Adj Base Cost	= 121.87	Lot Value	+ 132,257
Total Area	x 2,820	Indicated Value	= 449,931
Adjusted Cost	= 343,673	Value Per SqFt	159.55



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0630\IMG\_0059. 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	395,731	140.33	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	519,340 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,674		
Lot Value	132,257		
Indicated Value	449,931	159.55	Per SqFt
Agland Value			
Site Improvements	25,500		
Total Value	475,431	168.59	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	88099	50x8		400	28.15		11,260
PRCH	SLAB PORCH - COVERED	88100	656		656	27.51		18,047



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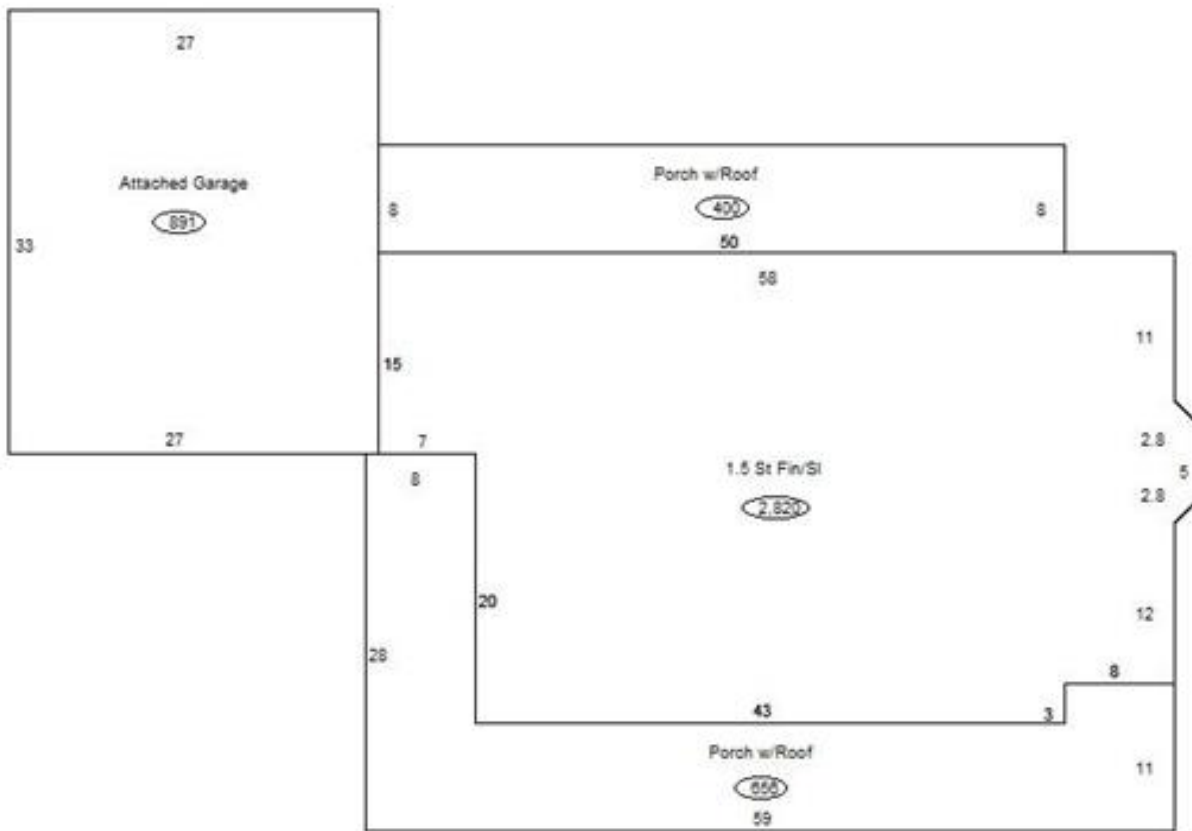
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 Page 3

### Sketch Image

660074357



### 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	1,880	1.500	2,820
2	G	1	Slab	13	Attached Garage	891	1.000	891
3	M	PRCH		13	SLBC	400	1.000	400
4	M	PRCH		13	SLBC	656	1.000	656
<b>Total Building Area</b>						1,880		2,820



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Time 21:11:34  
Page 4

660074357

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	4,500	25,500