



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:04:56
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074359 Parcel ID 000000-00-0-00550-005-0003 Cadastral ID 31-21-15-03490 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 309414 EPPS, SCOTT D & TESSA D 7248 N 202ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 07248 N 202ND E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0003 / 0005 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_0061. 7/5/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.25870094 -95.74491418 LOT 3 BLOCK 5 OAKRIDGE AT COOPER RANCH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0116	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,067.00 x 2.89 = 127,135	
Factor Value		
Adjustments	1.0000	
Lot Value	127,135	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,599 / 2,715
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,599
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	704 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2000 / 20



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	429,143	158.06	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	460,320 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	305,340		
Lot Value	127,135		
Indicated Value	432,475	159.29	Per SqFt
Agland Value			
Site Improvements	51,331		
Total Value	483,806	178.20	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.23	Total Misc Impr	+	20,495			
Roofing Adj	+ 3.73	Garage Cost	+	32,088			
Subfloor Adj	+ -2.86	Total RCN	=	396,546			
Heat/Cool Adj	+ 16.31	Depreciation (23%)	-	91,206			
Plumbing Adj	+ 9.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	305,340			
Adj Base Cost	= 126.69	Lot Value	+	127,135			
Total Area	x 2,715	Indicated Value	=	432,475			
Adjusted Cost	= 343,963	Value Per SqFt		159.29			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	88109		99	99	32.88		3,255
PRCH	SLAB PORCH - COVERED	88110	30x8		240	32.13		7,711
PATO	SLAB PORCH - OPEN	140184	21x8		168	13.60		2,285

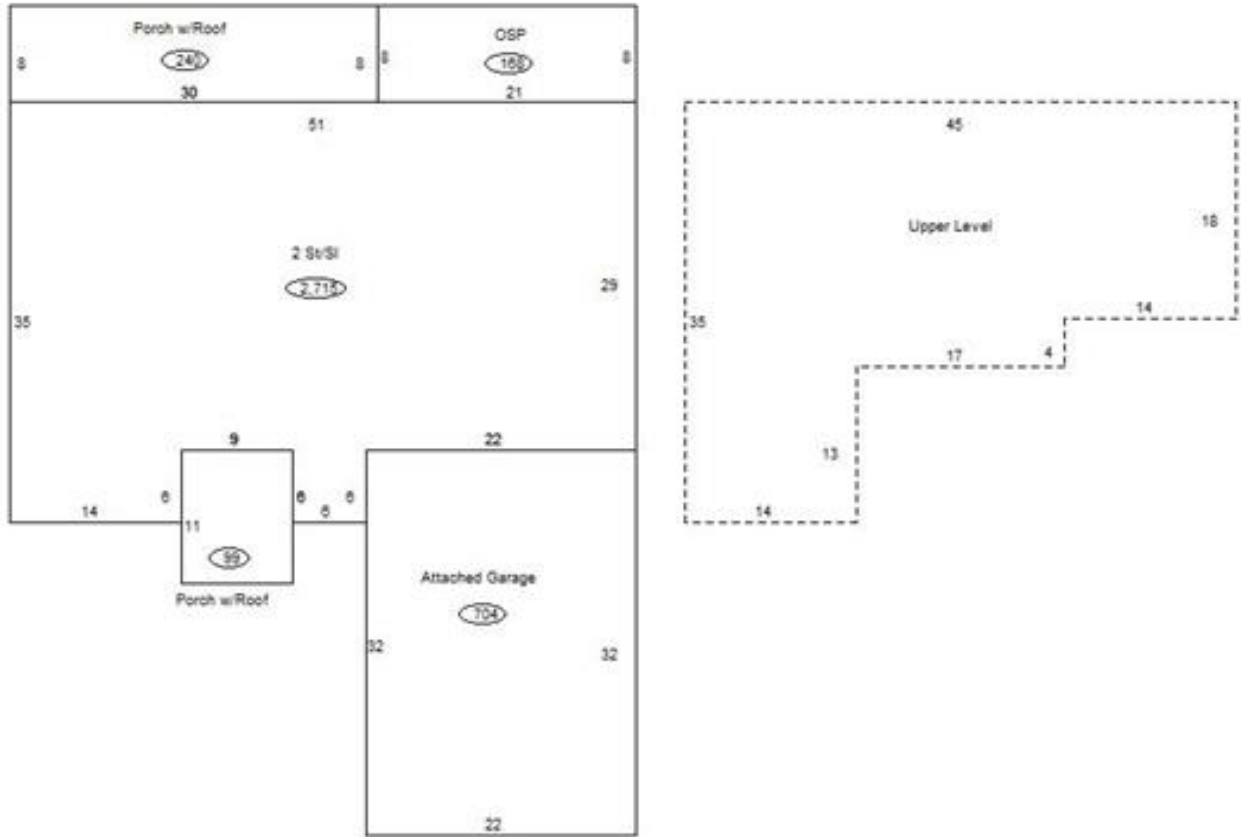


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,599	1.698	2,715
2	G	1		13	Attached Garage	704	1.000	704
3	M	PRCH		13	SLBC	99	1.000	99
4	M	PRCH		13	SLBC	240	1.000	240
5	U	^UL	Overhang	13	Upper Level	1,116	1.000	1,116
6	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						1,599		2,715



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	30x24x0			720
	Qual 4	Cond	Year 2013	Eff Age		
	Invalid Improvement Code					
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 720)	27,331		27,331	27,331
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary					
		Base Cost (30,000.00 x 1)	30,000		30,000	24,000