



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:41:16
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Assessment Data					Primary Image																																																																																																																				
Account 660074360 Parcel ID 000000-00-0-00550-005-0004 Cadastral ID 31-21-15-03500 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 286181 DAVIS, JOHN BRENT & REGINA LYNN 7288 N 202ND E AVE OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 07288 N 202ND E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.25907753 -95.74515048					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>R21 000306</td> <td>R23- NEW 24X36 DTCH ACC BLDG</td> <td>08/2021</td> <td>03/2022</td> <td>75,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000306	R23- NEW 24X36 DTCH ACC BLDG	08/2021	03/2022	75,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0081	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,915.00 x 2.89 = 126,892	
Factor Value		
Adjustments	1.0000	
Lot Value	126,892	

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	2,150 / 2,702
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,150
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
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	
Adusted R	0.8445		
Indicated Value	427,153	158.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	550,120 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	310,245		
Lot Value	126,892		
Indicated Value	437,137	161.78	Per SqFt
Agland Value			
Site Improvements	59,911		
Total Value	497,048	183.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.37	Total Misc Impr	+	20,817			
Roofing Adj	+ 4.73	Garage Cost	+	27,948			
Subfloor Adj	+ -3.67	Total RCN	=	402,916			
Heat/Cool Adj	+ 16.31	Depreciation (23%)	-	92,671			
Plumbing Adj	+ 9.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	310,245			
Adj Base Cost	= 131.07	Lot Value	+	126,892			
Total Area	x 2,702	Indicated Value	=	437,137			
Adjusted Cost	= 354,151	Value Per SqFt		161.78			

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	88114		130	130	32.69		4,250
PRCH	SLAB PORCH - COVERED	88115	20x8		160	32.50		5,200
PATO	SLAB PORCH - OPEN	88116	380		380	10.85		4,123



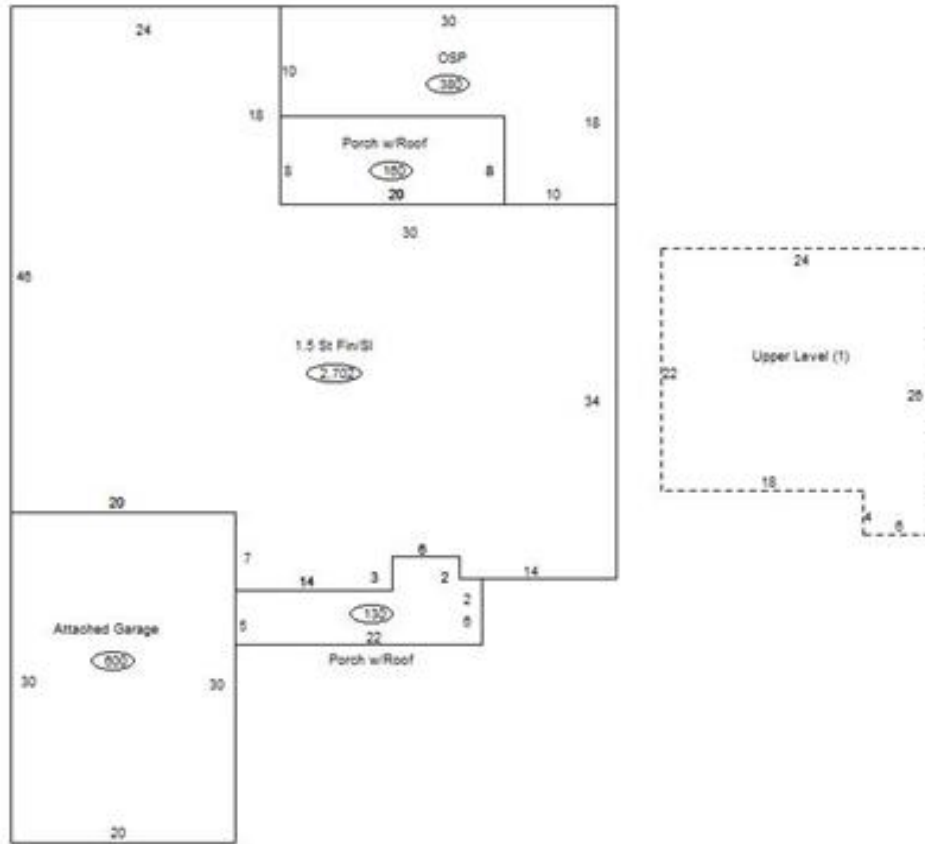
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Sketch Image

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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	2,150	1.257	2,702
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	160	1.000	160
5	M	PATO		13	Open Slab	380	1.000	380
6	U	^UL		13	Upper Level (1)	552	1.000	552
Total Building Area						2,150		2,702



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x36x0		Composition Shingle	864
	Qual 4	Cond 4	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (37.96 x 864)	32,797	32,797	984	31,813



SG	SWIM-GUNITE	0x0x0			1
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000	30,000	6,000	24,000

PRCH	Slab Porch - Covered	5x31x0			155
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (26.44 x 155)	4,098	4,098		4,098