



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:38:14
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074365 Parcel ID 000000-00-0-00550-005-0009 Cadastral ID 31-21-15-03555 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 334752 HOERMAN, RUSSELL K & MARY JO REVOCABLE LIVING TRUST 7448 N 202ND E AVE OWASSO OK 74055-0000 Parcel Location Situs 07448 N 202ND E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0009 / 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 Lot/Long: 36.26146447 -95.74584159 LOT 9 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	1.0035	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,712.00 x 2.90 = 126,567	
Factor Value		
Adjustments	1.0000	
Lot Value	126,567	

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	2,334 / 3,842
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,334
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.5 /
Basement Area	
Garage Type	728 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

Cost Approach		Manual : 01/2025	
Base Cost	104.59	Total Misc Impr	+ 18,474
Roofing Adj	+ 3.81	Garage Cost	+ 35,242
Subfloor Adj	+ -2.80	Total RCN	= 556,749
Heat/Cool Adj	+ 17.38	Depreciation (23%)	- 128,052
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 428,697
Adj Base Cost	= 130.93	Lot Value	+ 126,567
Total Area	x 3,842	Indicated Value	= 555,264
Adjusted Cost	= 503,033	Value Per SqFt	144.52



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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	613,748	159.75	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	652,030 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	428,697		
Lot Value	126,567		
Indicated Value	555,264	144.52	Per SqFt
Agland Value			
Site Improvements	76,033		
Total Value	631,297	164.31	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	88144	6x5		30	36.58		1,097
PRCH	SLAB PORCH - COVERED	88145	166		166	35.88		5,956
PATO	SLAB PORCH - OPEN	88146	316		316	11.71		3,700



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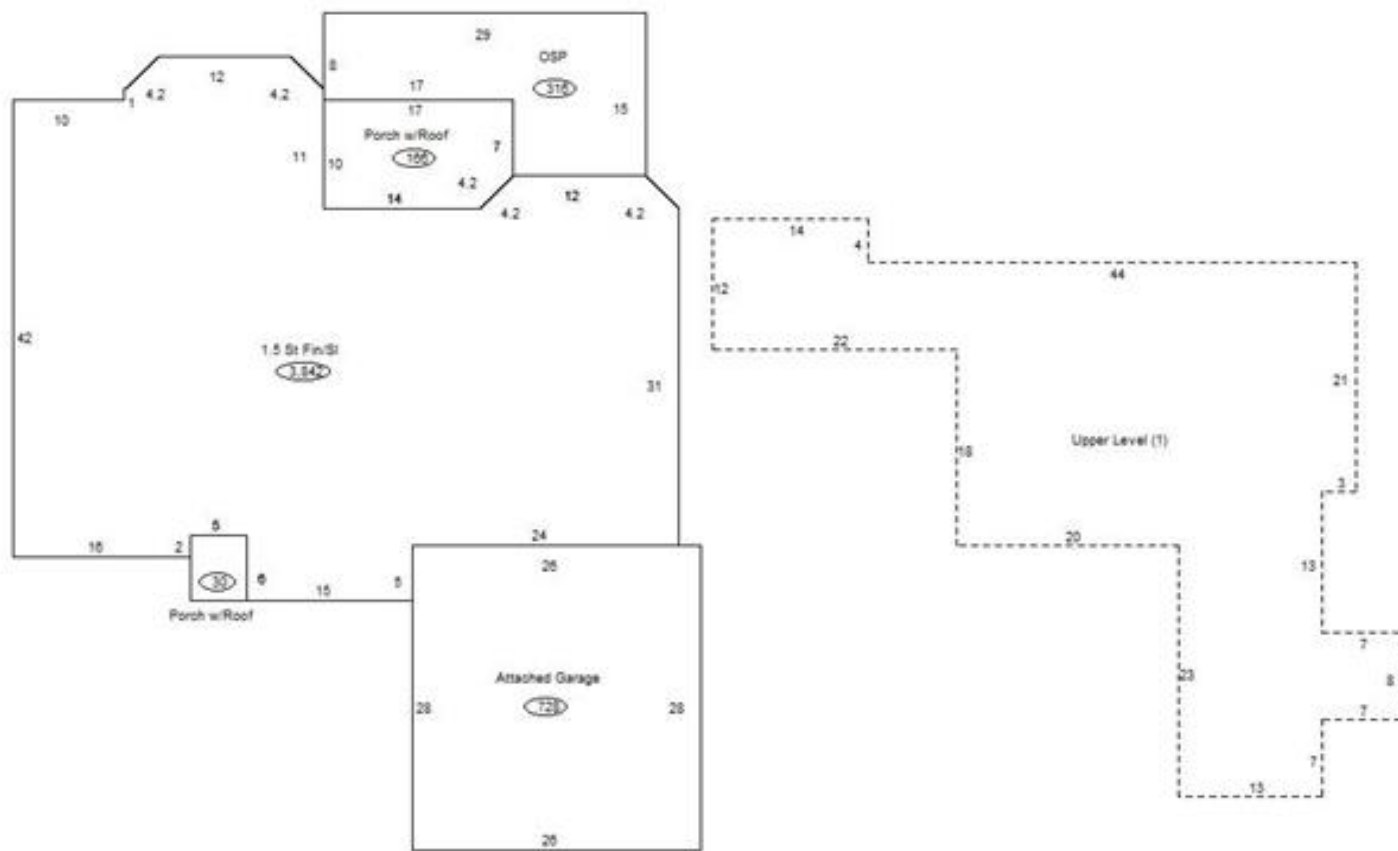
Date 04/16/2026

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Sketch Image

660074365



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	2,334	1.646	3,842
2	G	1		13	Attached Garage	728	1.000	728
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	166	1.000	166
5	M	PATO		13	Open Slab	316	1.000	316
6	U	^UL		13	Upper Level (1)	1,508	1.000	1,508
Total Building Area						2,334		3,842



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x30x0		Composition Shingle	720
	Qual	6 Cond 6	Year	2022	Eff Age	1

Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (64.58 x 720)	46,498		46,498	465	46,033



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

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (30,000.00 x 1)	30,000		30,000		30,000