



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:05:30  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660076851 <b>Parcel ID</b> 000000-00-0-00551-004-0018 <b>Cadastral ID</b> 31-21-15-03600 <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> 285210 MONEYPENNY, RUSSELL D &  ROBIN L 7252 N 201ST E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 07252 N 201ST E AVE <b>Subdivision</b> OAKRIDGE AT COOPER RANCH II <b>Lot/Block</b> 0018 / 0004 <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: 36.25860465 -95.74704382 LOT 18 BLOCK 4 OAKRIDGE II AT COOPER RANCH					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	6395		
Non-Ag Acres	1.0389		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,254.00 x 2.85 = 129,034		
Factor Value			
Adjustments	1.0000		
Lot Value	129,034		



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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	2,334 / 3,171
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,334
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	908 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	446,064	140.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	555,980		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.24	Total Misc Impr	+ 17,488
Roofing Adj	+ 4.32	Garage Cost	+ 41,241
Subfloor Adj	+ -3.40	Total RCN	= 459,607
Heat/Cool Adj	+ 16.31	Depreciation ( 19%)	- 87,325
Plumbing Adj	+ 7.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 372,282
Adj Base Cost	= 126.42	Lot Value	+ 129,034
Total Area	x 3,171	Indicated Value	= 501,316
Adjusted Cost	= 400,878	Value Per SqFt	158.09

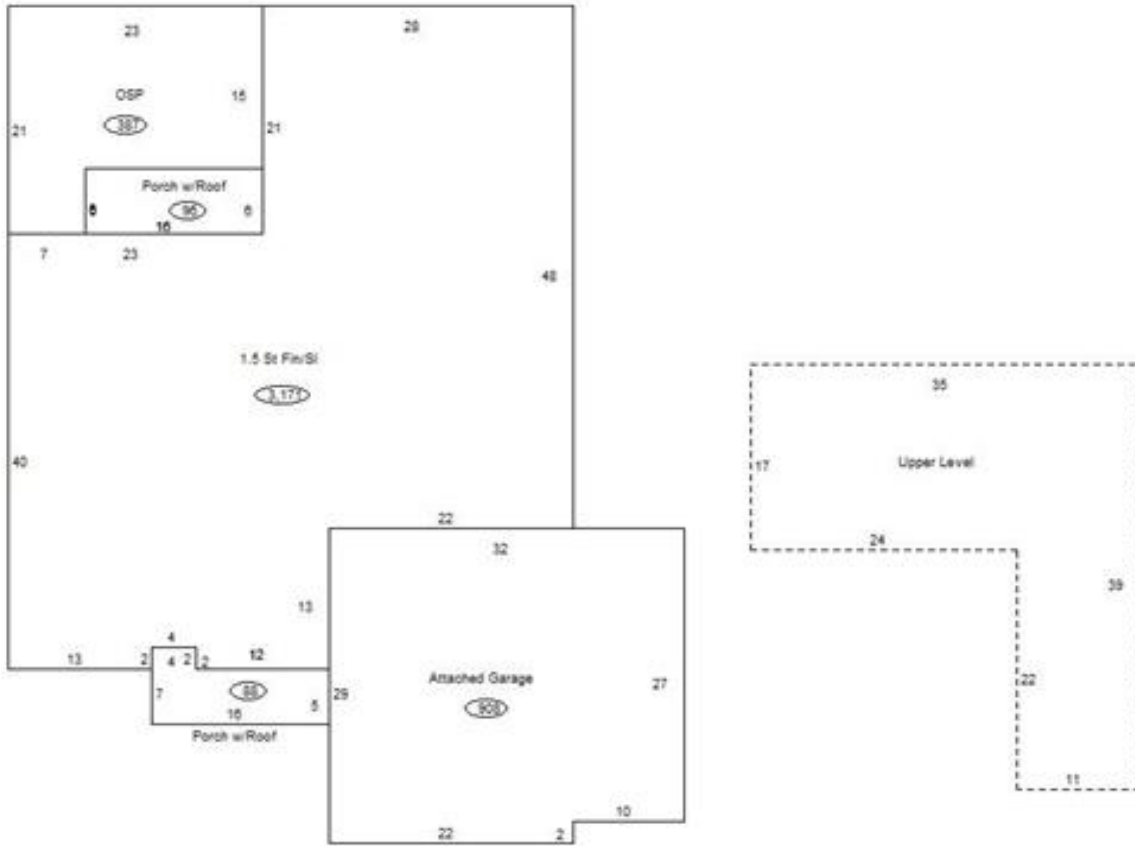
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	372,282		
Lot Value	129,034		
Indicated Value	501,316	158.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	501,316	158.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	91617	16x6		96	32.89		3,157
PRCH	SLAB PORCH - COVERED	91618	88		88	32.91		2,896
PATO	SLAB PORCH - OPEN	91619	387		387	10.83		4,191



Sketch Image

660076851



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	2,334	1.359	3,171
2	G	1		13	Attached Garage	908	1.000	908
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	88	1.000	88
5	M	PATO		13	Open Slab	387	1.000	387
6	U	^UL	Overhang	13	Upper Level	837	1.000	837
<b>Total Building Area</b>						<b>2,334</b>		<b>3,171</b>