



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:19:54
 Page 1

Assessment Data					Primary Image														
Account 660076853 Parcel ID 000000-00-0-00551-004-0020 Cadastral ID 31-21-15-03620 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 281142 STAGGS, RHONDA & ROY CO TRUSTEES 7312 N 201ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 07312 N 201ST E AVE Subdivision OAKRIDGE AT COOPER RANCH II Lot/Block 0020 / 0004 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_0077. 7/5/2022</p>														
Legal Description Lat/Long: 36.25960814 -95.74727648																			
LOT 20 BLOCK 4 OAKRIDGE II AT COOPER RANCH					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>9347</td> <td>R7 FOR NEW SFR</td> <td>05/2005</td> <td>12/2006</td> <td>377,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9347	R7 FOR NEW SFR	05/2005	12/2006	377,000
Number	Description	Opened	Closed	Amount															
9347	R7 FOR NEW SFR	05/2005	12/2006	377,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1419/581	KOURTIS PROPERIES-COOPER-RAN	10/04/2002	53,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax										
Remove Cap	2003		Land Value	127,287	85,178	11%	9,370	Assessed	67,046	6,935.10									
Year Frozen	0		Improvements	524,331	524,331		57,676	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-92.00									
TIF Project ID	0		Total Value	651,618	609,509		67,046	Total Taxable	66,046	6,843.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660076853	STAGGS, RHONDA & ROY			23	638,036	1000	64,093	6,641.00										
2024	2024-660076853	STAGGS, RHONDA & ROY			7	657,683	1000	62,197	6,877.00										
2023	2023-660076853	STAGGS, RHONDA & ROY			7	607,137	1000	60,357	6,532.00										
2022	2022-660076853	STAGGS, RHONDA & ROY			7	568,061	1000	58,570	6,589.00										
2021	2021-660076853	STAGGS, RHONDA & ROY			7	527,171	1000	56,835	6,324.00										
2020	2020-660076853	STAGGS, RHONDA & ROY			7	523,200	1000	55,150	6,129.00										
2019	2019-660076853	STAGGS, RHONDA & ROY			7	495,590	1000	53,515	5,951.00										
2018	2018-660076853	STAGGS, RHONDA & ROY			7	505,306	1000	54,060	5,818.00										
2017	2017-660076853	STAGGS, RHONDA & ROY			7	500,669	1000	52,456	5,697.00										
2016	2016-660076853	STAGGS, RHONDA & ROY			7	495,059	1000	50,900	5,533.00										
2015	2015-660076853	STAGGS, RHONDA & ROY			7	479,618	1000	49,388	5,403.00										
2014	2014-660076853	STAGGS, RHONDA & ROY			7	484,902	1000	47,920	5,286.00										
2013	2013-660076853	STAGGS, RHONDA & ROY			7	454,199	1000	46,496	5,034.00										



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Page 2

Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0138	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,162.00 x 2.88 = 127,287	
Factor Value		
Adjustments	1.0000	
Lot Value	127,287	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Stucco
Base/Total Area	2,837 / 4,007
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,837
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 5.0 /
Basement Area	
Garage Type	774 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

Cost Approach				Manual : 01/2025			
Base Cost	108.94	Total Misc Impr	+ 23,954	Roofing Adj	+ 4.57	Garage Cost	+ 39,791
Subfloor Adj	+ -3.10	Total RCN	= 624,204	Heat/Cool Adj	+ 18.45	Depreciation (16%)	- 99,873
Plumbing Adj	+ 11.01	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 524,331
Adj Base Cost	= 139.87	Lot Value	+ 127,287	Total Area	x 4,007	Indicated Value	= 651,618
Adjusted Cost	= 560,459	Value Per SqFt	162.62				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	617,282	154.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	652,640		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	524,331		
Lot Value	127,287		
Indicated Value	651,618	162.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	651,618	162.62	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	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	91629	8x5		40	37.20		1,488
PRCH	SLAB PORCH - COVERED	91630	401		401	35.58		14,268

