



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660076859 Parcel ID 000000-00-0-00551-004-0026 Cadastral ID 31-21-15-03680 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 315936 EHLER, MITCH & JO TRUST 20042 E 75TH ST N OWASSO OK 74055-0000 Parcel Location Situs 20042 E 75TH ST N Subdivision OAKRIDGE AT COOPER RANCH II Lot/Block 0026 / 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_0083. 7/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.26182327 -95.74768481 LOT 26 BLOCK 4 OAKRIDGE II AT COOPER RANCH																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9944		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,318.00 x 2.90 = 125,622		
Factor Value			
Adjustments	1.0000		
Lot Value	125,622		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	2,404 / 3,878
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,404
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	615,866	158.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	663,100 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.48	Total Misc Impr	+ 24,468
Roofing Adj	+ 4.10	Garage Cost	+ 25,815
Subfloor Adj	+ -2.86	Total RCN	= 583,624
Heat/Cool Adj	+ 18.45	Depreciation (19%)	- 110,889
Plumbing Adj	+ 7.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 472,735
Adj Base Cost	= 137.53	Lot Value	+ 125,622
Total Area	x 3,878	Indicated Value	= 598,357
Adjusted Cost	= 533,341	Value Per SqFt	154.30

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	472,735		
Lot Value	125,622		
Indicated Value	598,357	154.30	Per SqFt
Agland Value			
Site Improvements	46,642		
Total Value	644,999	166.32	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	91658	18x8		144	36.68		5,282
PRCH	SLAB PORCH - COVERED	91659	306		306	35.91		10,988
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	8,198.48		8,198



Rogers

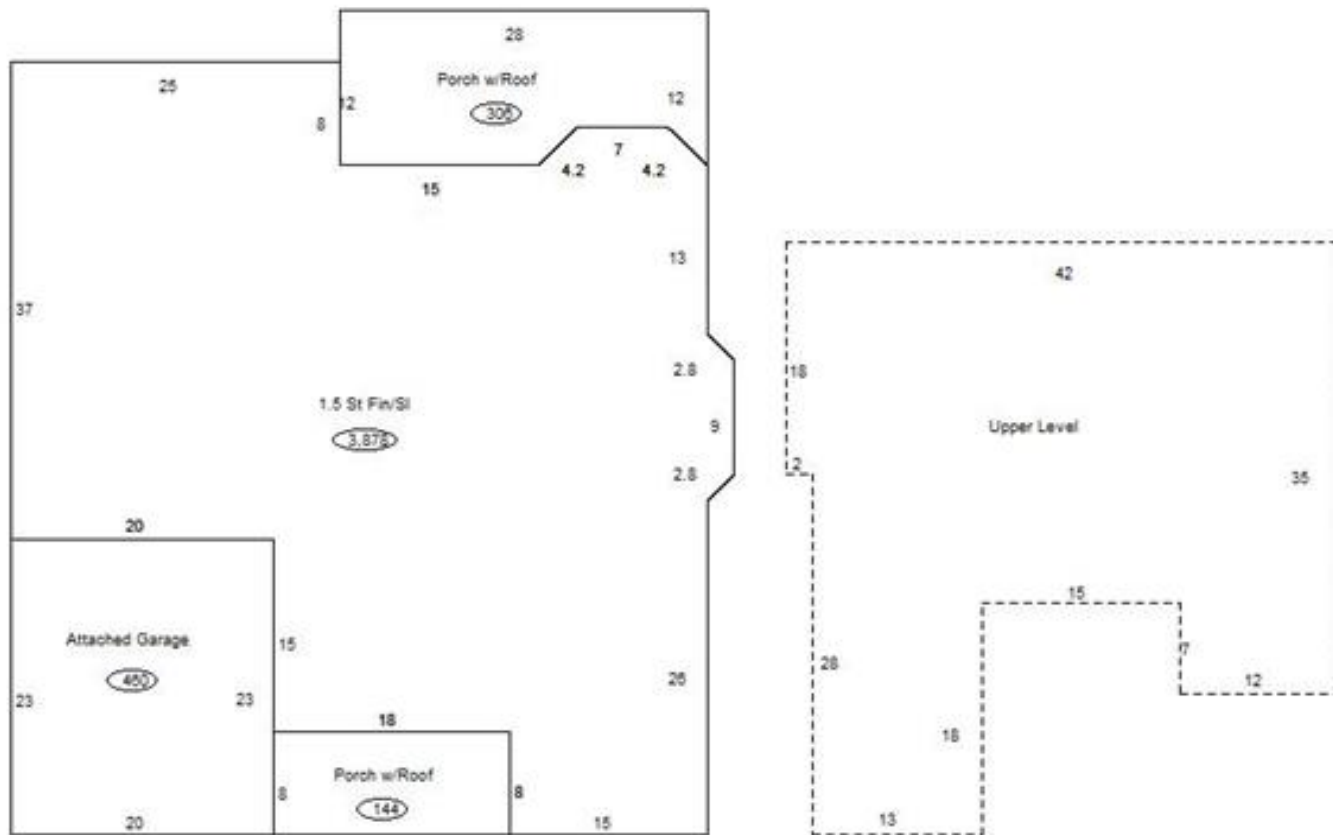
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Sketch Image

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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/SI	2,404	1.613	3,878
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	306	1.000	306
5	U	^UL	Overhang	13	Upper Level	1,474	1.000	1,474
Total Building Area						2,404		3,878



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			480
	Qual	4	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (40.92 x 480)	19,642		19,642	19,642
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	27,000