



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:31:44
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660076862 Parcel ID 000000-00-0-00551-005-0011 Cadastral ID 31-21-15-03710 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 349460 NIBLETT, REBECCA 7397 N 201ST E AVE OWASSO OK 74055-0000 Parcel Location Situs 07397 N 201ST E AVE Subdivision OAKRIDGE AT COOPER RANCH II Lot/Block 0011 / 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: 36.26106385 -95.74636185																																																																																																																									
LOT 11 BLOCK 5 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>R22</td> <td>R23 NEW POOL</td> <td>07/2022</td> <td>09/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23 NEW POOL	07/2022	09/2022																																																																																																							
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0098	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,986.00 x 2.89 = 127,006	
Factor Value		
Adjustments	1.0000	
Lot Value	127,006	

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	2,410 / 3,040
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,410
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	777 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	457,685	150.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	588,870		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.99	Total Misc Impr	+	39,868			
Roofing Adj	+ 4.63	Garage Cost	+	35,291			
Subfloor Adj	+ -3.66	Total RCN	=	462,911			
Heat/Cool Adj	+ 16.31	Depreciation (22%)	-	101,840			
Plumbing Adj	+ 8.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	361,071			
Adj Base Cost	= 127.55	Lot Value	+	127,006			
Total Area	x 3,040	Indicated Value	=	488,077			
Adjusted Cost	= 387,752	Value Per SqFt		160.55			

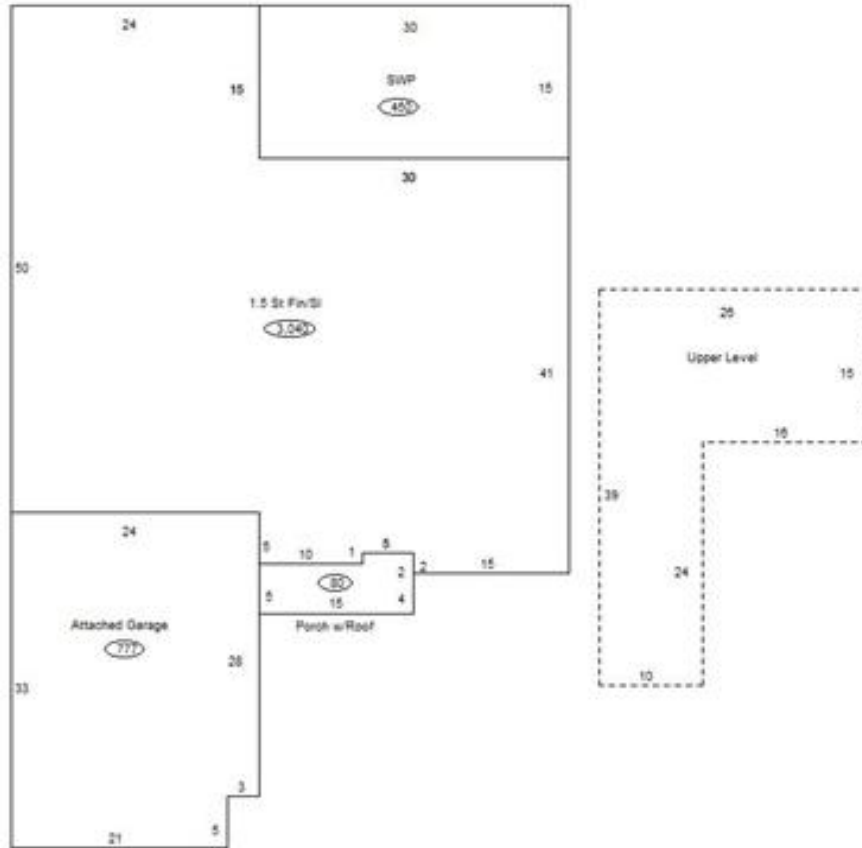
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	361,071		
Lot Value	127,006		
Indicated Value	488,077	160.55	Per SqFt
Agland Value			
Site Improvements	40,174		
Total Value	528,251	173.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	91674	80		80	32.94		2,635
EPSW	ENCLOSED PORCH - SOLID WALL	91676	450		450	82.74		37,233



Sketch Image

660076862



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	2,410	1.261	3,040
2	G	1	Slab	13	Attached Garage	777	1.000	777
3	M	PRCH		13	SLBC	80	1.000	80
4	U	^UL	Overhang	13	Upper Level	630	1.000	630
5	M	EPSW		13	EPSW	450	1.000	450
Total Building Area						2,410		3,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SG	SWIM-GUNITE	0x0x0			1	
	Qual 6	Cond 6	Year 2022	Eff Age	1		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (30,000.00 x 1)	30,000		30,000	1,500	28,500
	STGG	STG GOOD	0x0x0			576	
	Qual 4	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (9.36 x 576)	5,391		5,391		5,391
	PRCH	SLAB PORCH - COVERED	10x24x0			240	
	Qual 3	Cond 3	Year	Eff Age	1520		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
		Base Cost (26.18 x 240)	6,283		6,283		6,283