



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	660076868								
Parcel ID	000000-00-0-00551-006-0001								
Cadastral ID	31-21-15-03770								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	4						
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	349689								
BECK REVOCABLE TRUST									
7390 N 199TH E AVE OWASSO OK 74055-0000									
Parcel Location									
Situs	07390 N 199TH E AVE								
Subdivision	OAKRIDGE AT COOPER RANCH II								
Lot/Block	0001 / 0006	Parcel Size	1 - Lots						
Sec/Twn/Rng	31 / 21 / 15 / 5								
Neighborhood	1175 - R-V01-SW CLAREMORE								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.26068842 -95.75048971									
LOT 1 BLOCK 6 OAKRIDGE II AT COOPER RANCH									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22	R23 NEW POOL	07/2022	01/2023	163,000					
R21 000454	R23- 24X24 ADD-ON	12/2021	03/2022	50,000					
R19 000262	R20- NEW 37X26 DTCH ACC BLDG	07/2019	10/2019	80,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ROGERS, JOHN C JR &	03/07/2026	930,500	YES					
/	HAMMER, BILLY H &	11/18/2021	775,000	YES					
/	HAMMER, BILLY H &	05/15/2019	0	4					
/	BASWELL, WILLIAM P III	08/14/2018	572,500	YES					
1967/468	WELLS, HAROLD &	07/17/2008	582,500	YES					
1802/512	GRAY, JOHN K & JENNIFER L	08/28/2006	80,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2027	Land Value	147,305	147,305	11%	16,204	Assessed	94,793 10,288.64	
Year Frozen	0	Improvements	714,453	714,453		78,589	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	861,758	861,758		94,793	Total Taxable	93,793 10,191.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660076868	ROGERS, JOHN C JR &	7	837,153	1000	91,087	9,897.00		
2024	2024-660076868	ROGERS, JOHN C JR &	7	867,299	1000	91,619	10,125.00		
2023	2023-660076868	ROGERS, JOHN C JR &	7	775,000	1000	84,250	9,112.00		
2022	2022-660076868	ROGERS, JOHN C JR &	7	775,000	1000	84,250	9,471.00		
2021	2021-660076868	HAMMER, BILLY H &	7	664,694	0	73,116	8,117.00		
2020	2020-660076868	HAMMER, BILLY H &	7	652,944	0	71,824	7,964.00		
2019	2019-660076868	HAMMER, BILLY H &	7	574,039	0	63,144	7,006.00		
2018	2018-660076868	HAMMER, BILLY H &	7	584,832	0	64,332	6,907.00		
2017	2017-660076868	BASWELL, WILLIAM P III	7	579,360	0	63,730	6,904.00		
2016	2016-660076868	BASWELL, WILLIAM P III	7	563,798	0	62,018	6,725.00		
2015	2015-660076868	BASWELL, WILLIAM P III	7	546,917	0	60,161	6,564.00		
2014	2014-660076868	BASWELL, WILLIAM P III	7	547,415	0	60,216	6,624.00		
2013	2013-660076868	BASWELL, WILLIAM P III	7	628,371	0	65,466	7,068.00		



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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	6395		
Non-Ag Acres	1.301		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	56,673.00 x 2.60 = 147,305		
Factor Value			
Adjustments	1.0000		
Lot Value	147,305		



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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	50% Frame, Stucco 50% Veneer, Masonry
Base/Total Area	2,480 / 4,619
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,480
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	841,804 182.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	796,580 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	568,085
Lot Value	147,305
Indicated Value	715,390 154.88 Per SqFt
Agland Value	
Site Improvements	146,368
Total Value	861,758 186.57 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.11	Total Misc Impr	+	25,012
Roofing Adj	+ 3.53	Garage Cost	+	40,717
Subfloor Adj	+ -2.47	Total RCN	=	660,564
Heat/Cool Adj	+ 18.45	Depreciation (14%)	-	92,479
Plumbing Adj	+ 6.16	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	568,085
Adj Base Cost	= 128.78	Lot Value	+	147,305
Total Area	x 4,619	Indicated Value	=	715,390
Adjusted Cost	= 594,835	Value Per SqFt		154.88

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	91708	21x10		210	36.25		7,613
PATO	SLAB PORCH - OPEN	91709	11x10		110	15.91		1,750
PRCH	SLAB PORCH - COVERED	91710	9x5		45	37.18		1,673
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			2007	1	8,198.48		8,198
ODFP	Outdoor Fireplace/Firepit				1	5,778.25		5,778



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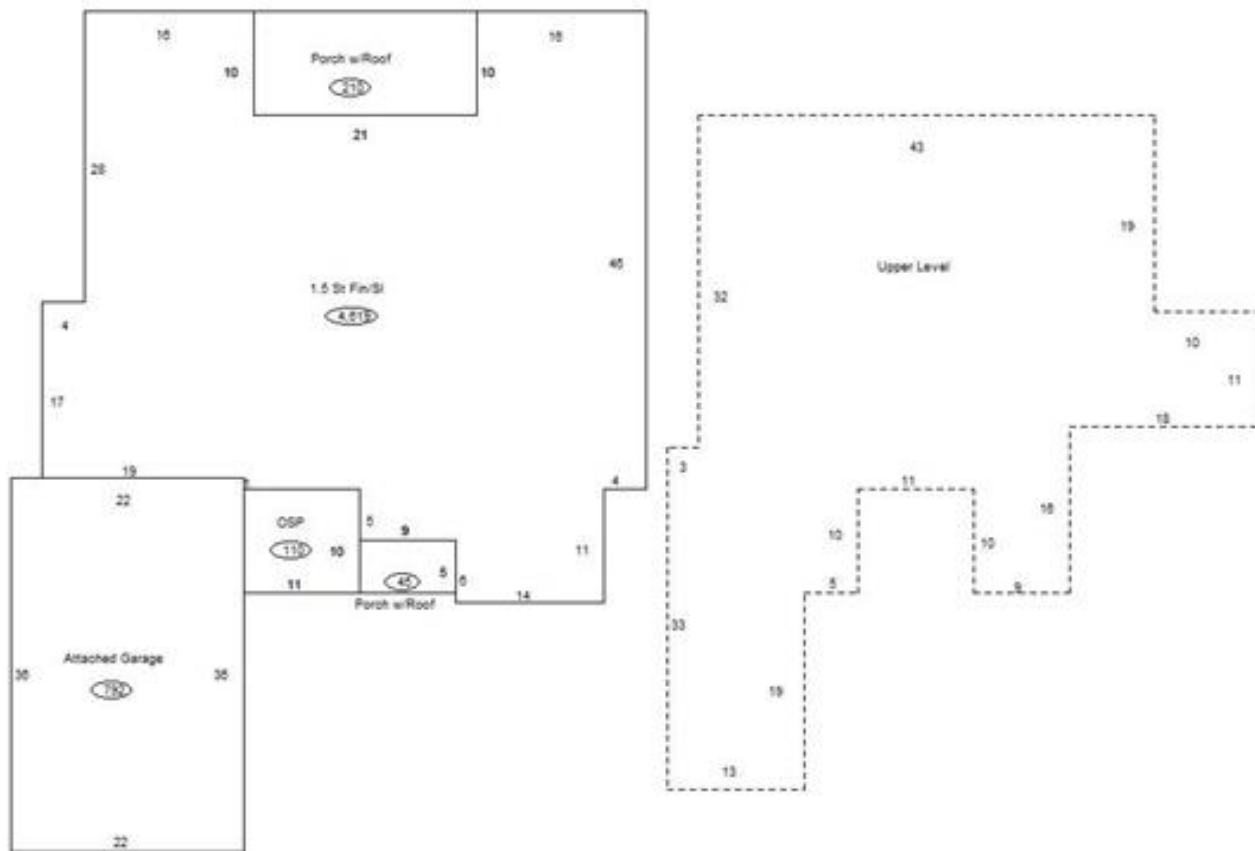
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Sketch Image

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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	2,480	1.863	4,619
2	G	1		13	Attached Garage	792	1.000	792
3	M	PRCH		13	SLBC	210	1.000	210
4	M	PATO		13	Open Slab	110	1.000	110
5	M	PRCH		13	SLBC	45	1.000	45
6	U	^UL	Overhang	13	Upper Level	2,139	1.000	2,139
Total Building Area						2,480		4,619



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GG	GAZEBO GOOD	0x0x0			1
	Qual	Cond	Year	2023	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (13,750.00 x 1)	13,750		13,750	13,750
	SG	SWIM-GUNITE	0x0x0			1
	Qual	6	Cond	6	Year	2023
		Eff Age			1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	28,500
	GRDT	Garage - Detached	24x24x0			576
	Qual	5	Cond	5	Year	2022
		Eff Age			2	
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (44.53 x 576)	25,649		25,649	24,880
	GRDT	GARAGE - DETACHED	38x27x0			1,026
	Qual	6	Cond		Year	2019
		Eff Age				
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (64.58 x 1,026)	66,259		66,259	66,259
	LNT0	LEAN TO - ATTACHED	17x8x0			136
	Qual		Cond		Year	2019
		Eff Age				
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (9.50 x 136)	1,292		1,292	1,292
	GG	GAZEBO GOOD	0x0x0			1
	Qual	4	Cond	3	Year	2007
		Eff Age				
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 15% Func)	RCNLD
		Base Cost (13,750.00 x 1)	13,750		13,750	11,687