



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:26:33  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660079180 <b>Parcel ID</b> 000000-00-0-00163-001-0007 <b>Cadastral ID</b> 18-21-15-02970 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 300589 GOODELL, DAVID E &  PAMELA J 19614 CLEAR BROOK RD OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 19614 E CLEAR BROOK RD <b>Subdivision</b> CLEAR BROOK <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 15 / 5 <b>Neighborhood</b> 1027 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29556478 -95.75489869 LOT 7 CLEAR BROOK					<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>R25 137</td> <td>NEW DTCH ACC BLDG 40X45</td> <td>05/2025</td> <td>01/2026</td> <td>350,000</td> </tr> <tr> <td>WP2015 12 18R18-</td> <td>NEW POOL</td> <td>12/2015</td> <td>12/2017</td> <td></td> </tr> <tr> <td>R2015 08 16 R17-</td> <td>NEW 8506 SQ FT SFR</td> <td>08/2015</td> <td>09/2016</td> <td>1,500,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 137	NEW DTCH ACC BLDG 40X45	05/2025	01/2026	350,000	WP2015 12 18R18-	NEW POOL	12/2015	12/2017		R2015 08 16 R17-	NEW 8506 SQ FT SFR	08/2015	09/2016	1,500,000																																																																																												
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Date 04/17/2026  
Time 14:26:33  
Page 2

Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.4719 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 LAKE LOT 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 64,115.00 x 2.20 = 141,128 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 141,128		 <p>\\tsclient\C\Users\MRF\Pictures\2016-09-20\DCIM\100__09\IMG_ 9/20/2016</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	6 - Excellent
<b>Architecture</b>	R1 Res Nbhd 1
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	80% Frame, Stucco 20% Veneer, Stone
<b>Base/Total Area</b>	5,641 / 8,852
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	5,641
<b>Fixture/RghIn</b>	27 /
<b>Bed/F/H Bath</b>	5 / 6.0 / 2.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,831 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2016 / 8

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adjusted R</b>	0.8445
<b>Indicated Value</b>	1,824,025 206.06 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	1,445,366
<b>Lot Value</b>	141,128
<b>Indicated Value</b>	1,586,494 179.22 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	283,754
<b>Total Value</b>	1,870,248 211.28 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	115.01	<b>Total Misc Impr</b>	+ 89,972
<b>Roofing Adj</b>	+ 4.49	<b>Garage Cost</b>	+ 147,835
<b>Subfloor Adj</b>	+ -5.19	<b>Total RCN</b>	= 1,505,590
<b>Heat/Cool Adj</b>	+ 21.74	<b>Depreciation ( 4%)</b>	- 60,224
<b>Plumbing Adj</b>	+ 7.17	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 1,445,366
<b>Adj Base Cost</b>	= 143.22	<b>Lot Value</b>	+ 141,128
<b>Total Area</b>	x 8,852	<b>Indicated Value</b>	= 1,586,494
<b>Adjusted Cost</b>	= 1,267,783	<b>Value Per SqFt</b>	179.22

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	9,658.49		19,317
PRCH	SLAB PORCH - COVERED	130994		224	224	45.68		10,232
PRCH	SLAB PORCH - COVERED	130997		532	532	44.13		23,477
PRCH	SLAB PORCH - COVERED	130998	15x10		150	46.24		6,936
PRCH	SLAB PORCH - COVERED	130999	28x20		560	43.99		24,634
GENR	Generator - Residential Standby			1	1	5,376.00		5,376



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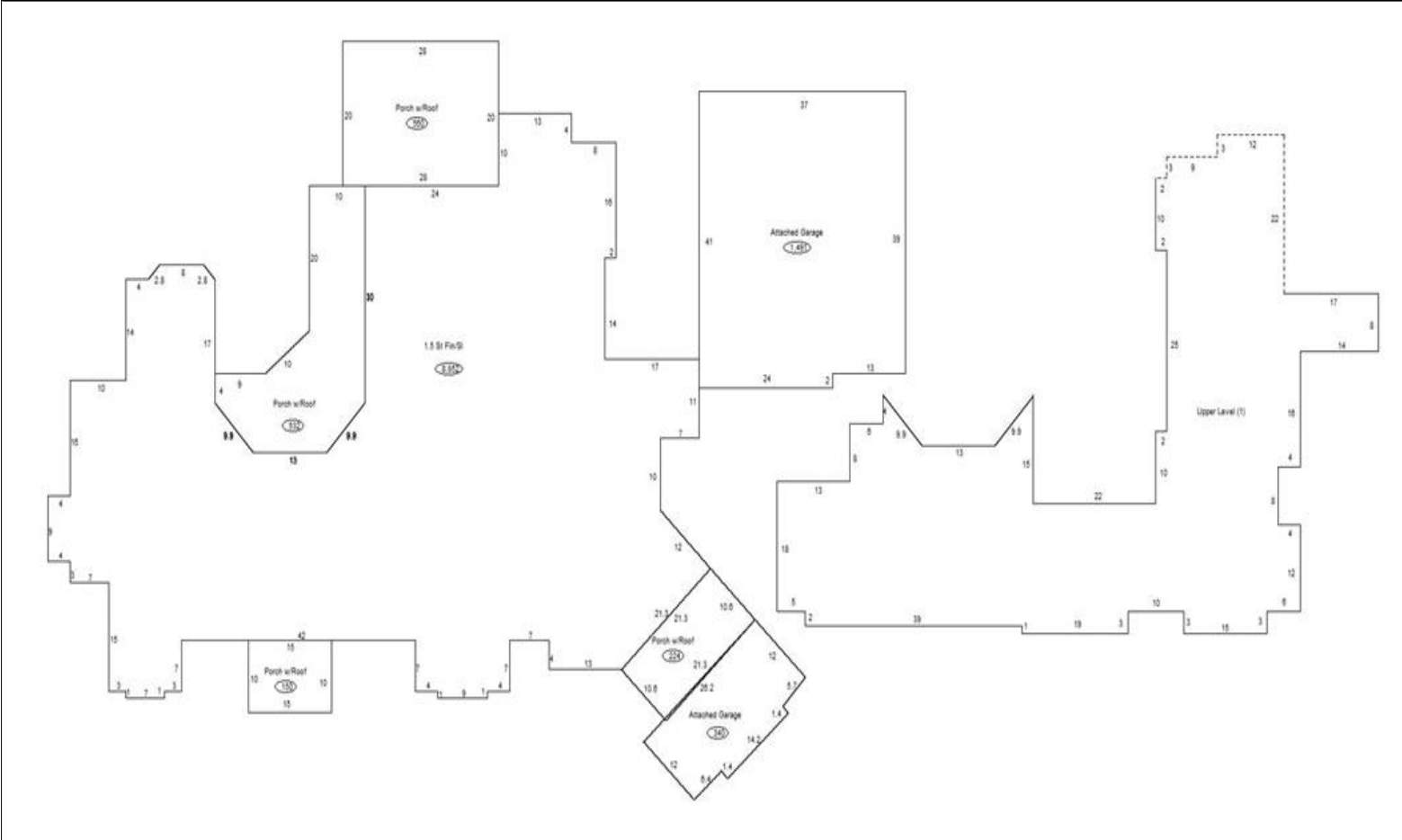
Date 04/17/2026

Time 14:26:33

Page 3

### Sketch Image

660079180



### 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	5,641	1.569	8,852
2	U	^UL		13	Upper Level (1)	3,211	1.000	3,211
3	M	PRCH		13	SLBC	224	1.000	224
4	G	1		13	Attached Garage	340	1.000	340
5	G	1		13	Attached Garage	1,491	1.000	1,491
6	M	PRCH		13	SLBC	532	1.000	532
7	M	PRCH		13	SLBC	150	1.000	150
8	M	PRCH		13	SLBC	560	1.000	560
<b>Total Building Area</b>						<b>5,641</b>		<b>8,852</b>



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 Page 4

660079180

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PLHR	Pool House - Residential	40x45x8	Concrete	Composition Shingle	1,372
	Qual 6	Cond 5	Year 2025	Eff Age 0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (188.01 x 1,372)		257,950	257,950		257,950
	PATC	Patio - Covered	7x10x8	Concrete	Composition Shingle	70
	Qual 5	Cond 5	Year 2025	Eff Age 0		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.06 x 70)		2,104	2,104		2,104
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2017	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1)		30,000	30,000	6,300	23,700