



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:31:59
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660079268 Parcel ID 000000-00-0-00163-001-0095 Cadastral ID 18-21-15-03850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 328167 WATERS, JEFFERY A & MICHELLE J 19741 E CLEAR BROOK RD OWASSO OK 74055-0000 Parcel Location Situs 19741 E CLEAR BROOK RD Subdivision CLEAR BROOK Lot/Block 0095 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">05/17/2022 12:35</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0517\IMG_0075. 5/17/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.29583517 -95.75372700 LOT 95 CLEAR BROOK																																																																																																																									
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 Time 05:32:00
 Page 2

Lot Data		Square-Foot - NBHD 1027 #1
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.3718	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAKE LOT	0
Method	Square-Foot	
Base Lot Value	59,756.00 x 2.27 =	135,679
Factor Value		
Adjustments	1.0000	
Lot Value		135,679



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6 - Excellent
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Veneer, Stone
Base/Total Area	3,529 / 5,157
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,529
Fixture/RghIn	17 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	1,008 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	959,155 185.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	806,448
Lot Value	135,679
Indicated Value	942,127 182.69 Per SqFt
Agland Value	
Site Improvements	51,862
Total Value	993,989 192.75 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.26	Total Misc Impr	+ 37,006
Roofing Adj	+ 5.06	Garage Cost	+ 81,386
Subfloor Adj	+ -5.88	Total RCN	= 876,574
Heat/Cool Adj	+ 21.74	Depreciation (8%)	- 70,126
Plumbing Adj	+ 7.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 806,448
Adj Base Cost	= 147.02	Lot Value	+ 135,679
Total Area	x 5,157	Indicated Value	= 942,127
Adjusted Cost	= 758,182	Value Per SqFt	182.69

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	9,658.49		9,658
PRCH	SLAB PORCH - COVERED	95348	17x16		272	45.21		12,297
PRCH	SLAB PORCH - COVERED	95349	10x8		80	46.70		3,736
PRCH	SLAB PORCH - COVERED	95350	7x6		42	46.95		1,972
PRCH	SLAB PORCH - COVERED	95351	17x5		85	46.67		3,967
GENR	Generator - Residential Standby			1	1	5,376.00		5,376



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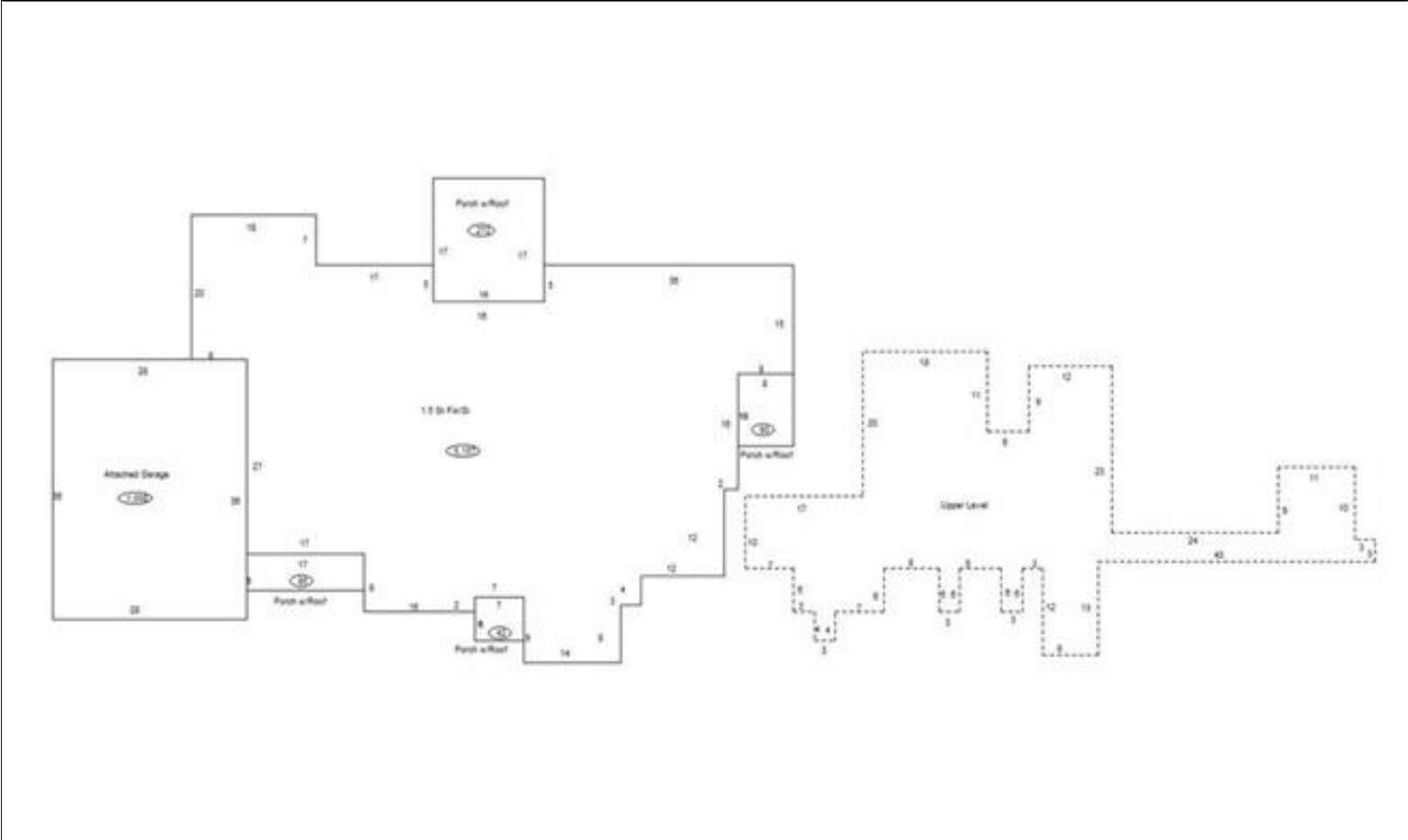
Date 04/18/2026

Time 05:32:00

Page 3

Sketch Image

660079268



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	3,529	1.461	5,157
2	G	1		13	Attached Garage	1,008	1.000	1,008
3	M	PRCH		13	SLBC	272	1.000	272
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PRCH		13	SLBC	42	1.000	42
6	M	PRCH		13	SLBC	85	1.000	85
7	U	^UL	Overhang	13	Upper Level	1,628	1.000	1,628
Total Building Area						3,529		5,157



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 Page 4

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RPH	RES. POOL HOUSE	0x0x0			528
	Qual 3	Cond 3	Year 2011	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (25.00 x 528)	13,200		13,200	1,848	11,352
	SG	SWIM-GUNITE	0x0x0			1
	Qual 5	Cond 5	Year 2011	Eff Age	7	
	Valuation Summary		Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	11,700	18,300
	GRDT	GARAGE - DETACHED	0x0x0			1,064
	Qual 3	Cond 3	Year 2007	Eff Age	14	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 1,064)	28,983		28,983	8,985	19,998
	GF	GAZEBO FAIR	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)	2,950		2,950	738	2,212