



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:39:32
Page 1

Assessment Data					Primary Image														
Account 660083384 Parcel ID 000000-00-0-00553-001-0017 Cadastral ID 31-21-15-04070 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 284502 EDWARDS, ALLAN WADE & TAMMY LYN-TRUSTEES 7312 N 195TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07312 N 195TH E AVE Subdivision OAKRIDGE AT COOPER RANCH III Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0018. 7/5/2022</p>														
Legal Description Lat/Long: 36.26057012 -95.75552938																			
LOT 17 BLOCK 1 OAKRIDGE III 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1525/454	KOURTIS PROPERIES-COOPER-RAN	09/03/2003	53,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2004		Land Value	129,857	95,057	11%	10,456	Assessed	64,569	7,008.19									
Year Frozen	0		Improvements	491,936	491,936		54,113	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-97.00									
TIF Project ID	0		Total Value	621,793	586,993		64,569	Total Taxable	63,569	6,911.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660083384	EDWARDS, ALLAN WADE &			7	613,970	1000	61,688	6,706.00										
2024	2024-660083384	EDWARDS, ALLAN WADE &			7	659,678	1000	59,863	6,620.00										
2023	2023-660083384	EDWARDS, ALLAN WADE &			7	576,052	1000	58,090	6,288.00										
2022	2022-660083384	EDWARDS, ALLAN WADE &			7	558,673	1000	56,369	6,341.00										
2021	2021-660083384	EDWARDS, ALLAN WADE &			7	527,056	1000	54,698	6,086.00										
2020	2020-660083384	EDWARDS, ALLAN WADE &			7	522,684	1000	53,076	5,899.00										
2019	2019-660083384	EDWARDS, ALLAN WADE &			7	495,645	1000	51,501	5,729.00										
2018	2018-660083384	EDWARDS, ALLAN WADE &			7	510,024	1000	49,972	5,379.00										
2017	2017-660083384	EDWARDS, ALLAN WADE &			7	504,491	1000	48,487	5,268.00										
2016	2016-660083384	EDWARDS, ALLAN WADE &			7	492,225	1000	47,046	5,115.00										
2015	2015-660083384	EDWARDS, ALLAN WADE &			7	477,161	1000	45,647	4,995.00										
2014	2014-660083384	EDWARDS, ALLAN WADE &			7	482,375	1000	44,288	4,886.00										
2013	2013-660083384	EDWARDS, ALLAN WADE &			7	455,241	1000	42,969	4,653.00										



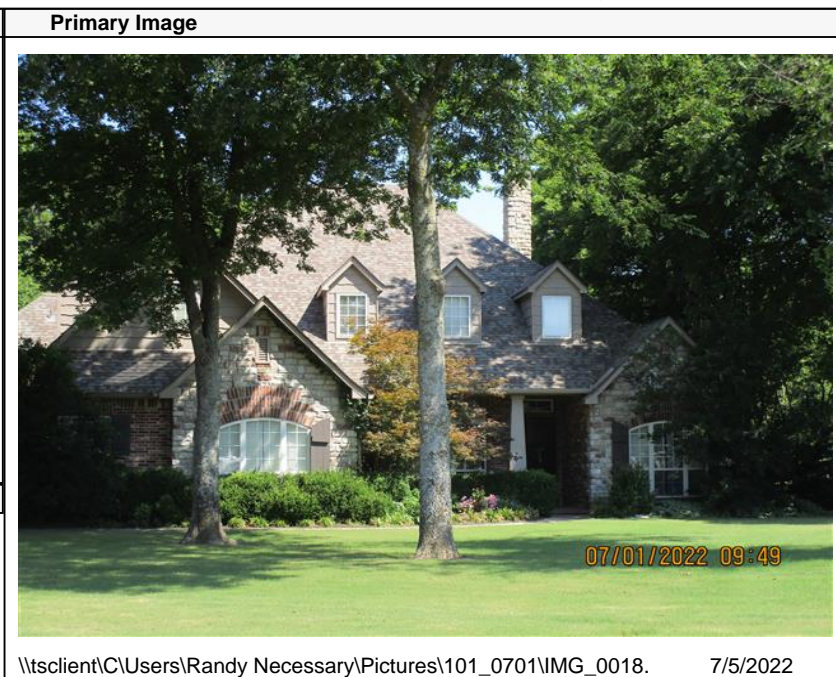
Rogers

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Date 04/17/2026
Time 15:39:32
Page 2

Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0507		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,768.00 x 2.84 = 129,857		
Factor Value			
Adjustments	1.0000		
Lot Value	129,857		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,040 / 3,665
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,040
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	810 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	582,578	158.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	636,450		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.46	Total Misc Impr	+ 22,086
Roofing Adj	+ 4.98	Garage Cost	+ 39,212
Subfloor Adj	+ -3.62	Total RCN	= 543,355
Heat/Cool Adj	+ 17.38	Depreciation (19%)	- 103,237
Plumbing Adj	+ 7.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 440,118
Adj Base Cost	= 131.53	Lot Value	+ 129,857
Total Area	x 3,665	Indicated Value	= 569,975
Adjusted Cost	= 482,057	Value Per SqFt	155.52

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	440,118		
Lot Value	129,857		
Indicated Value	569,975	155.52	Per SqFt
Agland Value			
Site Improvements	51,818		
Total Value	621,793	169.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	101125	241		241	35.47		8,548
PRCH	SLAB PORCH - COVERED	101126	162		162	35.91		5,817



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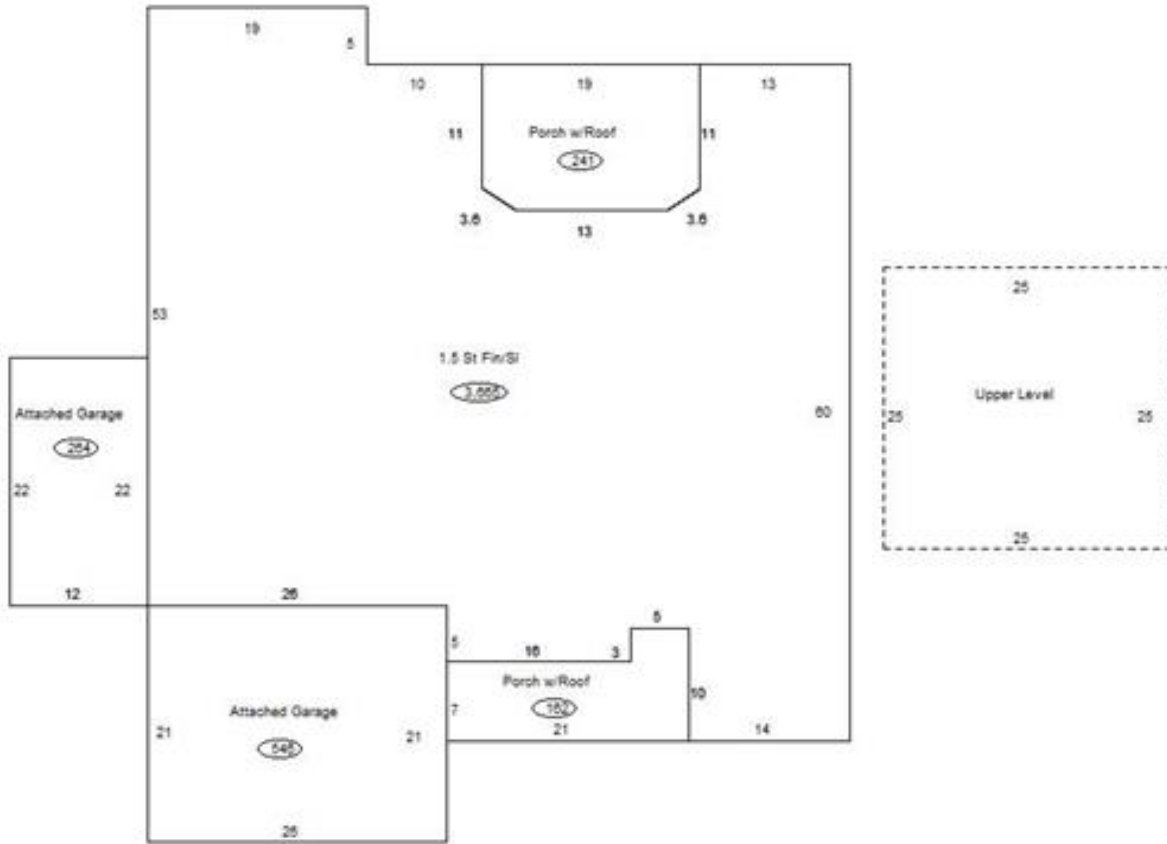
Date 04/17/2026

Time 15:39:32

Page 3

Sketch Image

660083384



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	3,040	1.206	3,665
2	G	1		13	Attached Garage	546	1.000	546
3	G	1		13	Attached Garage	264	1.000	264
4	M	PRCH		13	SLBC	241	1.000	241
5	M	PRCH		13	SLBC	162	1.000	162
6	U	^UL	Overhang	13	Upper Level	625	1.000	625
Total Building Area						3,040		3,665



Rogers



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Date 04/17/2026
Time 15:39:32
Page 4

660083384

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			1,017	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 1,017)		27,703		27,703	1,385	26,318
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000		30,000	4,500	25,500