



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:53:19  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660083393 <b>Parcel ID</b> 000000-00-0-00553-002-0006 <b>Cadastral ID</b> 31-21-15-04160 <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> 322278 ASHMANN, JASON A  19524 E 74TH PL N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19524 E 74TH PL N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH III <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1175 - R-V01-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.26120134 -95.75460038																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0355		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	45,107.00 x 2.86 = 128,799		
Factor Value			
Adjustments	1.0000		
Lot Value	128,799		



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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	100% Veneer, Masonry
Base/Total Area	2,588 / 4,715
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,588
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,092 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	771,180	163.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	651,990		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.35	Total Misc Impr	+ 45,164
Roofing Adj	+ 3.59	Garage Cost	+ 56,140
Subfloor Adj	+ -2.51	Total RCN	= 724,486
Heat/Cool Adj	+ 18.45	Depreciation ( 17%)	- 123,163
Plumbing Adj	+ 7.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 601,323
Adj Base Cost	= 132.17	Lot Value	+ 128,799
Total Area	x 4,715	Indicated Value	= 730,122
Adjusted Cost	= 623,182	Value Per SqFt	154.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	601,323		
Lot Value	128,799		
Indicated Value	730,122	154.85	Per SqFt
Agland Value			
Site Improvements	40,035		
Total Value	770,157	163.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	101181	248		248	36.12		8,958
PRCH	SLAB PORCH - COVERED	101182	156		156	36.60		5,710
PATO	SLAB PORCH - OPEN	101183	1172		1,172	12.03		14,099

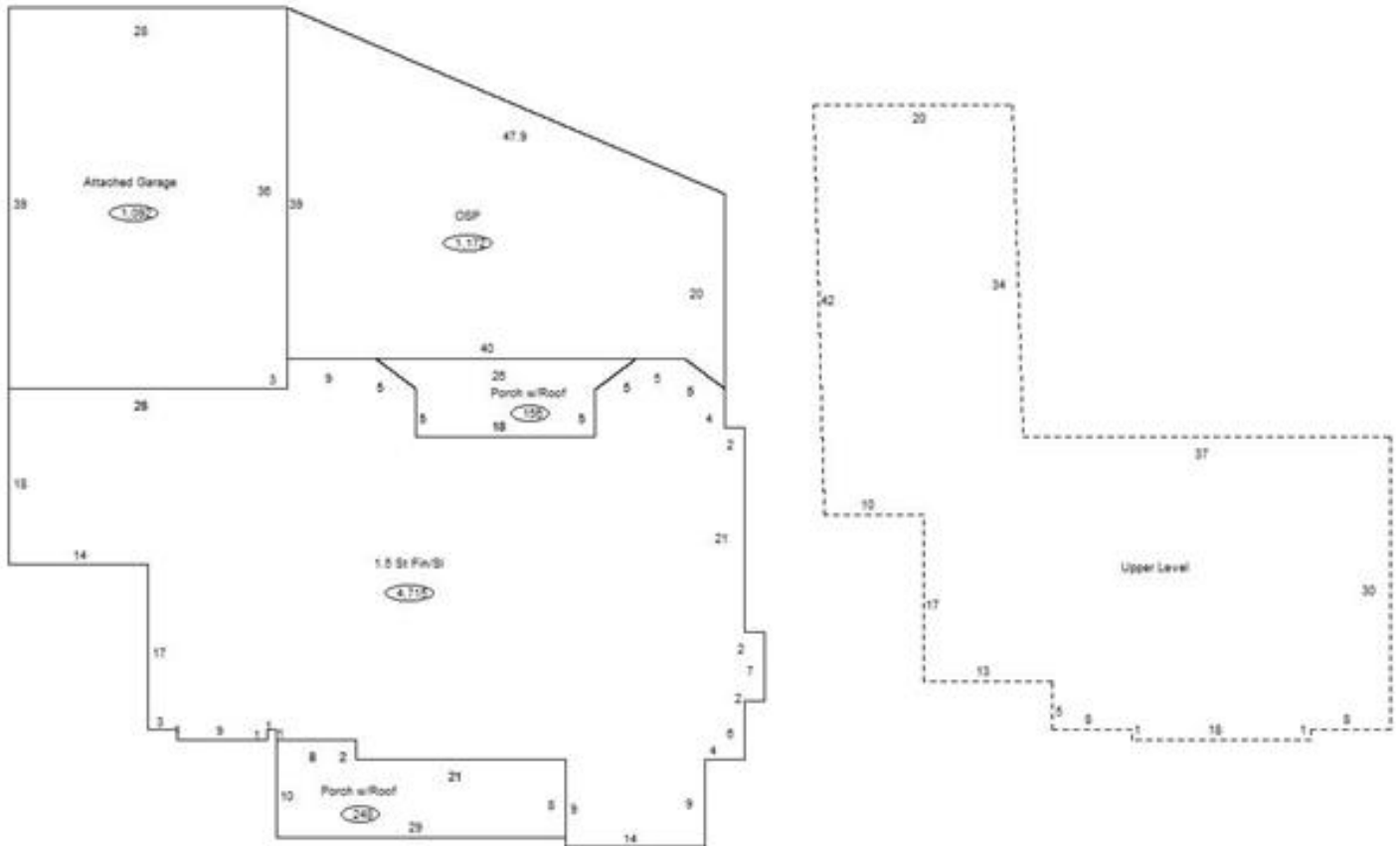


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Sketch Image

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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	2,588	1.822	4,715
2	G	1		13	Attached Garage	1,092	1.000	1,092
3	M	PRCH		13	SLBC	248	1.000	248
4	M	PRCH		13	SLBC	156	1.000	156
5	M	PATO		13	Open Slab	1,172	1.000	1,172
6	U	^UL	Overhang	13	Upper Level	2,127	1.000	2,127
<b>Total Building Area</b>						<b>2,588</b>		<b>4,715</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			525	
	Qual	4	Cond 3	Year	2005	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (40.17 x 525)		21,089		21,089	1,054	20,035
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)		25,000		25,000	5,000	20,000