



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:22:31
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Assessment Data					Primary Image																																																																																																																				
Account 660083396 Parcel ID 000000-00-0-00553-002-0009 Cadastral ID 31-21-15-04190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 306336 ADCOCK, RAY & HEATHER 19635 E 74TH PL N OWASSO OK 74055-0000 Parcel Location Situs 19635 E 74TH PL N Subdivision OAKRIDGE AT COOPER RANCH III Lot/Block 0009 / 0002 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: 36.26151231 -95.75317496																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0059		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	43,818.00 x 2.89 = 126,737		
Factor Value			
Adjustments	1.0000		
Lot Value	126,737		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,064 / 3,087
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,064
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	700 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	429,994	139.29	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	516,640		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.56	Total Misc Impr	+ 12,791
Roofing Adj	+ 4.02	Garage Cost	+ 31,927
Subfloor Adj	+ -3.09	Total RCN	= 436,674
Heat/Cool Adj	+ 16.31	Depreciation (17%)	- 74,235
Plumbing Adj	+ 8.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 362,439
Adj Base Cost	= 126.97	Lot Value	+ 126,737
Total Area	x 3,087	Indicated Value	= 489,176
Adjusted Cost	= 391,956	Value Per SqFt	158.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	362,439		
Lot Value	126,737		
Indicated Value	489,176	158.46	Per SqFt
Agland Value			
Site Improvements	9,375		
Total Value	498,551	161.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	101198	91		91	32.91		2,995
PRCH	SLAB PORCH - COVERED	101199	10x8		80	32.94		2,635
PRCH	SLAB PORCH - COVERED	101200	130		130	32.69		4,250
PATO	SLAB PORCH - OPEN	101201	38		38	14.39		547
PATO	SLAB PORCH - OPEN	140192	25x7		175	13.51		2,364



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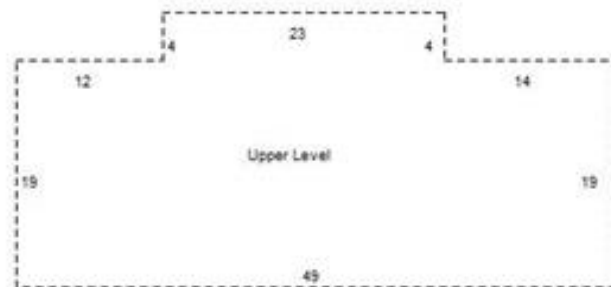
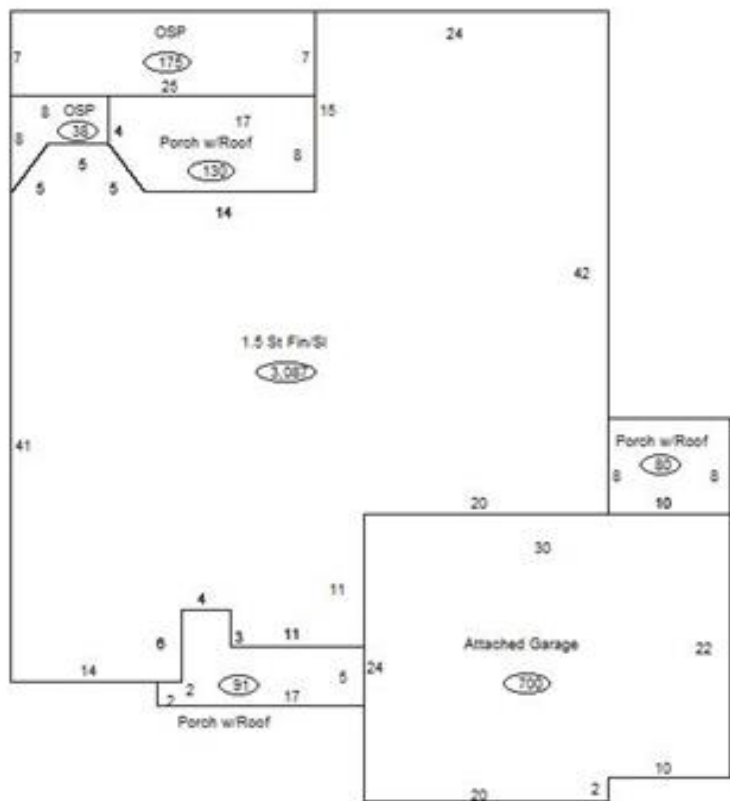
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Sketch Image

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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	2,064	1.496	3,087
2	G	1		13	Attached Garage	700	1.000	700
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PRCH		13	SLBC	130	1.000	130
6	M	PATO		13	Open Slab	38	1.000	38
7	U	^UL	Overhang	13	Upper Level	1,023	1.000	1,023
8	M	PATO		13	Open Slab	175	1.000	175
Total Building Area						2,064		3,087



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	22x12x0			264
	Qual 3	Cond 3	Year	Eff Age 1520		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (35.51 x 264)	9,375		9,375	9,375