



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:11:52  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660083399 <b>Parcel ID</b> 000000-00-0-00553-002-0012 <b>Cadastral ID</b> 31-21-15-04220 <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> 336990 ROBERTSON, GREGORY & ASHLEY  19525 E 74TH PL N OWASSO OK 74055-7243  <b>Parcel Location</b> <b>Situs</b> 19525 E 74TH PL N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH III <b>Lot/Block</b> 0012 / 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: 36.26203961 -95.75489238																																																																																																																									
<b>LOT 12 BLOCK 2 OAKRIDGE III AT COOPER RANCH</b>					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.9921	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,217.00 x 2.90 = 125,329	
Factor Value		
Adjustments	1.0000	
Lot Value	125,329	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,159 / 3,632
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,159
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	896 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0701\IMG\_0055. 7/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	568,998	156.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	572,880 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	439,669		
Lot Value	125,329		
Indicated Value	564,998	155.56	Per SqFt
Agland Value			
Site Improvements	31,385		
Total Value	596,383	164.20	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.64	Total Misc Impr	+	13,511			
Roofing Adj	+ 3.77	Garage Cost	+	43,375			
Subfloor Adj	+ -2.74	Total RCN	=	523,416			
Heat/Cool Adj	+ 17.38	Depreciation ( 16%)	-	83,747			
Plumbing Adj	+ 8.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	439,669			
Adj Base Cost	= 128.45	Lot Value	+	125,329			
Total Area	x 3,632	Indicated Value	=	564,998			
Adjusted Cost	= 466,530	Value Per SqFt		155.56			

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	101216	8x3		24	36.60		878
PRCH	SLAB PORCH - COVERED	101217	19x5		95	36.32		3,450
PRCH	SLAB PORCH - COVERED	101218	40		40	36.54		1,462



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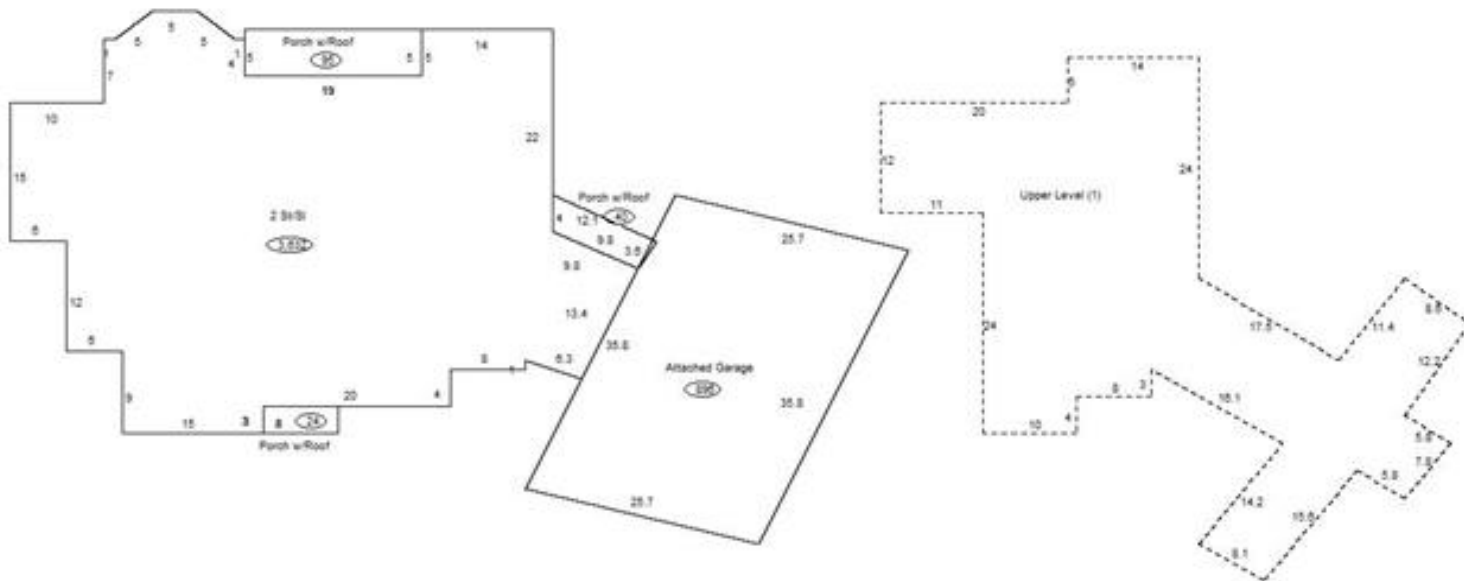
Date 04/17/2026

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### Sketch Image

660083399



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	2,159	1.682	3,632
2	G	1		13	Attached Garage	896	1.000	896
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PRCH		13	SLBC	95	1.000	95
5	M	PRCH		13	SLBC	40	1.000	40
6	U	^UL		13	Upper Level (1)	1,473	1.000	1,473
<b>Total Building Area</b>						<b>2,159</b>		<b>3,632</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	0x0x0			180
	Qual	4	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>
	Base Cost (9.36 x 180)		1,685		1,685	1,685
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>
	Base Cost (30,000.00 x 1)		30,000		30,000	300
						29,700