



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:26:56
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Assessment Data					Primary Image																																																																																																																				
Account 660083407 Parcel ID 000000-00-0-00553-002-0020 Cadastral ID 31-21-15-04300 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323945 GRAZIER, CALEB F & ALEXANDRA E 7400 N 198TH E CT OWASSO OK 74055-0000 Parcel Location Situs 07400 N 198TH E CT Subdivision OAKRIDGE AT COOPER RANCH III Lot/Block 0020 / 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: 36.26101976 -95.75252123 LOT 20 BLOCK 2 OAKRIDGE III AT COOPER RANCH																																																																																																																									
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.2053 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,503.00 x 2.68 = 140,633 Factor Value Adjustments 1.0000 Lot Value 140,633		

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	2,208 / 3,574
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,208
Fixture/RghIn	19 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16



\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0047. 7/5/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	561,179	157.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	598,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.23	Total Misc Impr	+	47,690			
Roofing Adj	+ 3.89	Garage Cost	+	30,826			
Subfloor Adj	+ -2.85	Total RCN	=	556,467			
Heat/Cool Adj	+ 17.38	Depreciation (17%)	-	94,599			
Plumbing Adj	+ 10.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	461,868			
Adj Base Cost	= 133.73	Lot Value	+	140,633			
Total Area	x 3,574	Indicated Value	=	602,501			
Adjusted Cost	= 477,951	Value Per SqFt		168.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	461,868		
Lot Value	140,633		
Indicated Value	602,501	168.58	Per SqFt
Agland Value			
Site Improvements	55,701		
Total Value	658,202	184.16	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	7,721.18		15,442
PRCH	SLAB PORCH - COVERED	101263	10x6		60	36.46		2,188
PRCH	SLAB PORCH - COVERED	101264	726		726	33.76		24,510
PATO	SLAB PORCH - OPEN	101265	15x15		225	13.43		3,022
PATO	SLAB PORCH - OPEN	101266	177		177	14.28		2,528



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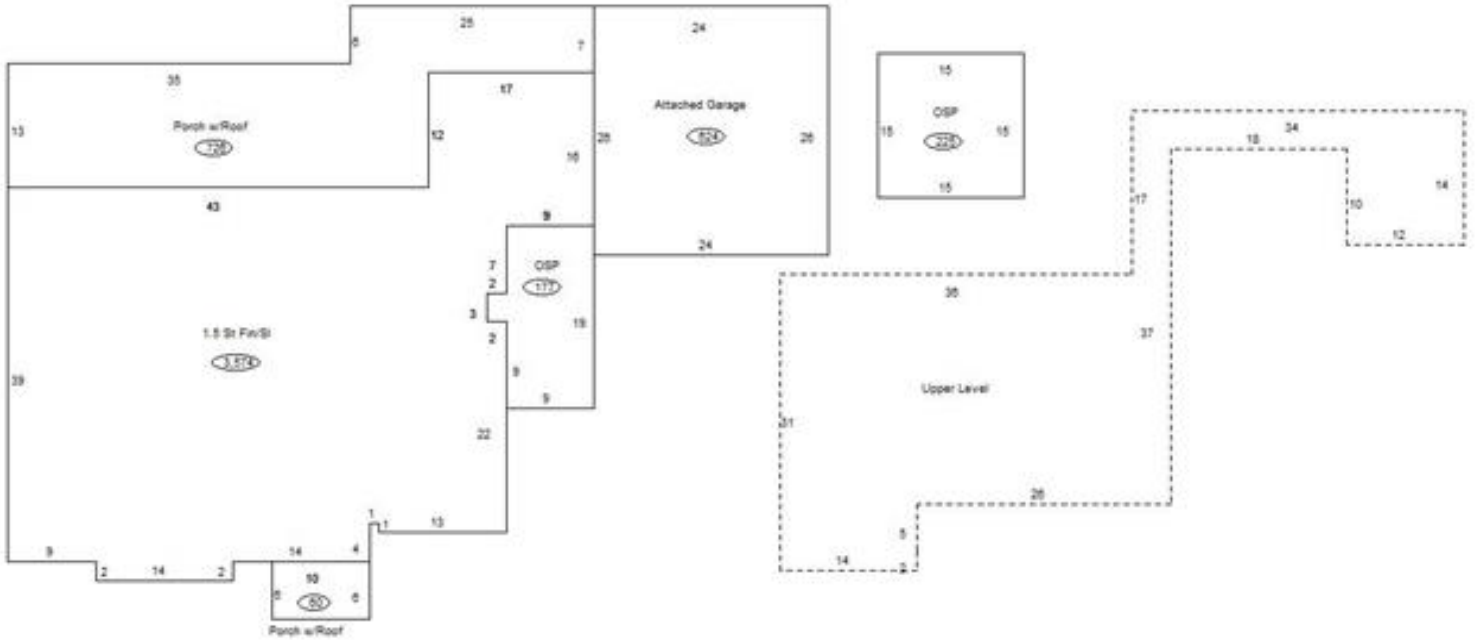
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Sketch Image

660083407



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	2,208	1.619	3,574
2	U	^UL	Overhang	13	Upper Level	1,366	1.000	1,366
3	G	1		13	Attached Garage	624	1.000	624
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	726	1.000	726
6	M	PATO		13	Open Slab	225	1.000	225
7	M	PATO		13	Open Slab	177	1.000	177
Total Building Area						2,208		3,574



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (20% Phys/ % Func) 6,000	RCNLD 24,000
	GRDT	GARAGE - DETACHED	35x35x0			1,225
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary Base Cost (27.24 x 1,225) 33,369		Modifier Total	RCN 33,369	Depr (5% Phys/ % Func) 1,668	RCNLD 31,701