



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660083409 <b>Parcel ID</b> 000000-00-0-00553-002-0022 <b>Cadastral ID</b> 31-21-15-04320 <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> 346527 PHILLIPS, DEANNA & JOHN  19792 E 74TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19792 E 74TH ST N <b>Subdivision</b> OAKRIDGE AT COOPER RANCH III <b>Lot/Block</b> 0022 / 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					<p style="text-align: right; color: orange;">07/01/2022 11:34</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0045. 7/5/2022</p>																			
<b>Legal Description</b> Lat/Long: 36.26074035 -95.75128987																								
LOT 22 BLOCK 2 OAKRIDGE III AT COOPER RANCH					<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>R2012 06 8 8735</td> <td>R13-NEW 580 SQ POOL CABANA 20X2</td> <td>06/2012</td> <td>11/2012</td> <td>45,000</td> </tr> <tr> <td></td> <td>R13-NEW POOL NO HEAT</td> <td>04/2012</td> <td>11/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 06 8 8735	R13-NEW 580 SQ POOL CABANA 20X2	06/2012	11/2012	45,000		R13-NEW POOL NO HEAT	04/2012	11/2012	
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<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
H	Homestead	Yes	1,000	1,000	/	STRATTON, D MICHAEL & HELEN A	02/24/2025	832,500	YES															
					2179/351	CASWELL, JOHN PAUL &	06/27/2011	487,000	YES															
					1853/790	DAYSRING CUSTOM HOMES LLC	03/16/2007	525,000	YES															
					1778/803	TURNER, CAMERON J &	05/18/2006	77,000	YES															
					1643/120	KOURTIS PROPERIES-COOPER-RAN	12/02/2004	55,000	YES															
<b>Parcel Valuation</b>																								
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>															
Remove Cap	2026		Land Value	178,868	178,868	11%	19,675	Assessed	91,575															
Year Frozen	0		Improvements	653,636	653,636		71,900	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000															
TIF Project ID	0		<b>Total Value</b>	832,504	832,504		91,575	<b>Total Taxable</b>	90,575															
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660083409	PHILLIPS, DEANNA & JOHN			7	700,276	0	64,303	6,979.00															
2024	2024-660083409	STRATTON, D MICHAEL & HELEN A			7	660,209	1000	60,242	6,662.00															
2023	2023-660083409	STRATTON, D MICHAEL & HELEN A			7	586,290	1000	58,458	6,327.00															
2022	2022-660083409	STRATTON, D MICHAEL & HELEN A			7	578,561	1000	56,726	6,381.00															
2021	2021-660083409	STRATTON, D MICHAEL & HELEN A			7	509,499	1000	55,045	6,125.00															
2020	2020-660083409	STRATTON, D MICHAEL & HELEN A			7	501,115	1000	53,482	5,944.00															
2019	2019-660083409	STRATTON, D MICHAEL & HELEN A			7	480,865	1000	51,895	5,772.00															
2018	2018-660083409	STRATTON, D MICHAEL & HELEN A			7	494,128	1000	53,354	5,742.00															
2017	2017-660083409	STRATTON, D MICHAEL & HELEN A			7	489,512	1000	52,846	5,740.00															
2016	2016-660083409	STRATTON, D MICHAEL & HELEN A			7	500,972	1000	54,107	5,881.00															
2015	2015-660083409	STRATTON, D MICHAEL & HELEN A			7	594,798	1000	60,541	6,620.00															
2014	2014-660083409	STRATTON, D MICHAEL & HELEN A			7	595,740	1000	58,749	6,476.00															
2013	2013-660083409	STRATTON, DAVID M &			7	560,902	1000	57,009	6,169.00															



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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2535		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	54,603.00 x 2.64 = 143,993		
Factor Value			
Adjustments	1.2422		
Lot Value	178,868		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	2,681 / 4,393
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,681
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 11

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	741,060 168.69 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	596,670 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	608,623
Lot Value	178,868
Indicated Value	787,491 179.26 Per SqFt
Agland Value	
Site Improvements	45,013
Total Value	832,504 189.51 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.04	Total Misc Impr	+ 29,751
Roofing Adj	+ 4.32	Garage Cost	+ 35,248
Subfloor Adj	+ -4.07	Total RCN	= 668,817
Heat/Cool Adj	+ 20.10	Depreciation ( 9%)	- 60,194
Plumbing Adj	+ 7.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 608,623
Adj Base Cost	= 137.45	Lot Value	+ 178,868
Total Area	x 4,393	Indicated Value	= 787,491
Adjusted Cost	= 603,818	Value Per SqFt	179.26

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,928.49		8,928
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	101276	41x10		410	43.76		17,942
PRCH	SLAB PORCH - COVERED	101277	9x7		63	45.73		2,881



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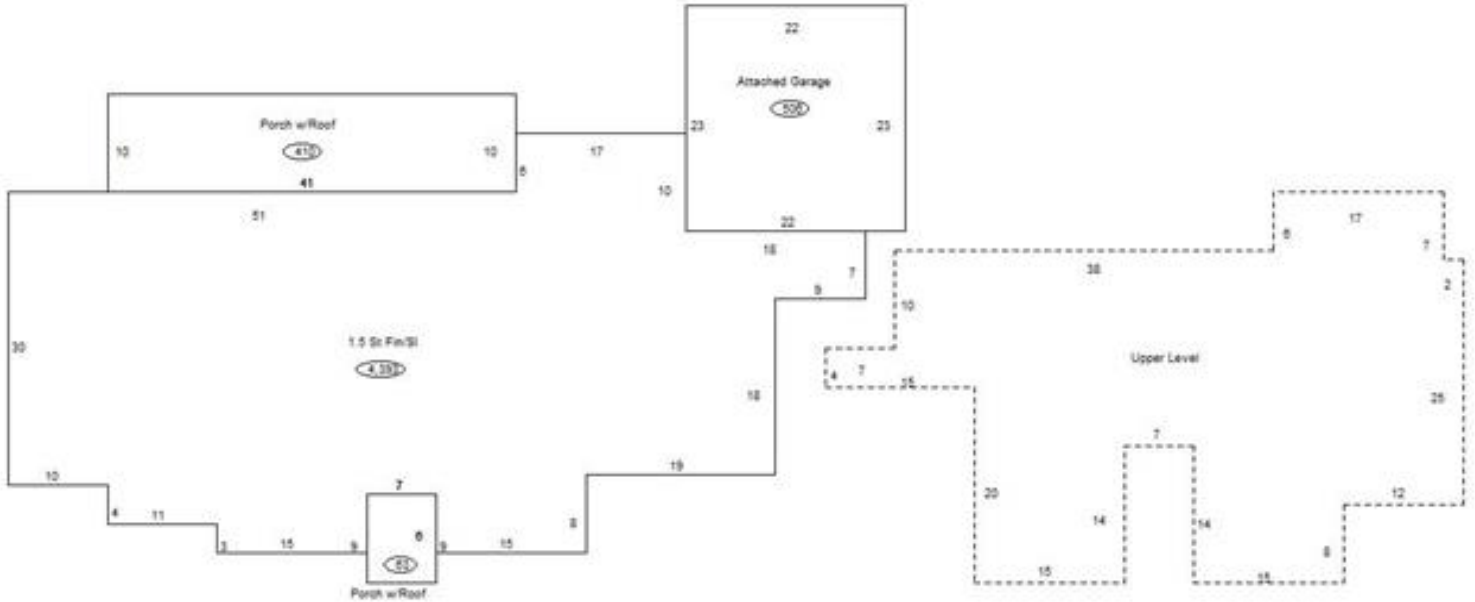
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Sketch Image

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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	2,681	1.639	4,393
2	U	^UL	Overhang	13	Upper Level	1,712	1.000	1,712
3	G	1		13	Attached Garage	506	1.000	506
4	M	PRCH		13	SLBC	410	1.000	410
5	M	PRCH		13	SLBC	63	1.000	63
<b>Total Building Area</b>						2,681		4,393



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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 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30,000.00 x 1) 30,000			30,000	15,600	14,400
	RPH	Res. Pool House	29x20x0			580
	Qual 6	Cond 6	Year 2012	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (4% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (45.75 x 580) 26,535			26,535	1,061	25,474
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1
	Qual 4	Cond 4	Year 2012	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4,196.11 x 1) 4,196			4,196	1,804	2,392
	ODRK	Outdoor Kitchen	0x0x0			1
	Qual 4	Cond 4	Year 2012	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4,820.00 x 1) 4,820			4,820	2,073	2,747