



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660083412 Parcel ID 000000-00-0-00553-002-0025 Cadastral ID 31-21-15-04350 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 337055 HUNT, TIMOTHY & REBEKAH 7267 N 197TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07267 N 197TH E AVE Subdivision OAKRIDGE AT COOPER RANCH III Lot/Block 0025 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0043. 7/5/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25908257 -95.75217886 LOT 25 BLOCK 2 OAKRIDGE III AT COOPER RANCH																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0618		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,250.00 x 2.82 = 130,628		
Factor Value			
Adjustments	1.0000		
Lot Value	130,628		



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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	2,255 / 4,501
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,255
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 5.0 /
Basement Area	
Garage Type	1,779 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	798,830	177.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	717,750 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.34	Total Misc Impr	+ 21,956				
Roofing Adj	+ 3.34	Garage Cost	+ 91,458				
Subfloor Adj	+ -2.31	Total RCN	= 716,053				
Heat/Cool Adj	+ 18.45	Depreciation (16%)	- 114,568				
Plumbing Adj	+ 8.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 601,485				
Adj Base Cost	= 133.89	Lot Value	+ 130,628				
Total Area	x 4,501	Indicated Value	= 732,113				
Adjusted Cost	= 602,639	Value Per SqFt	162.66				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	601,485		
Lot Value	130,628		
Indicated Value	732,113	162.66	Per SqFt
Agland Value			
Site Improvements	31,123		
Total Value	763,236	169.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	101290	17x14		238	36.15		8,604
PRCH	SLAB PORCH - COVERED	101291	54		54	37.15		2,006
PATO	SLAB PORCH - OPEN	140195	155		155	15.34		2,378
PATO	SLAB PORCH - OPEN	140196	12x4		48	16.05		770



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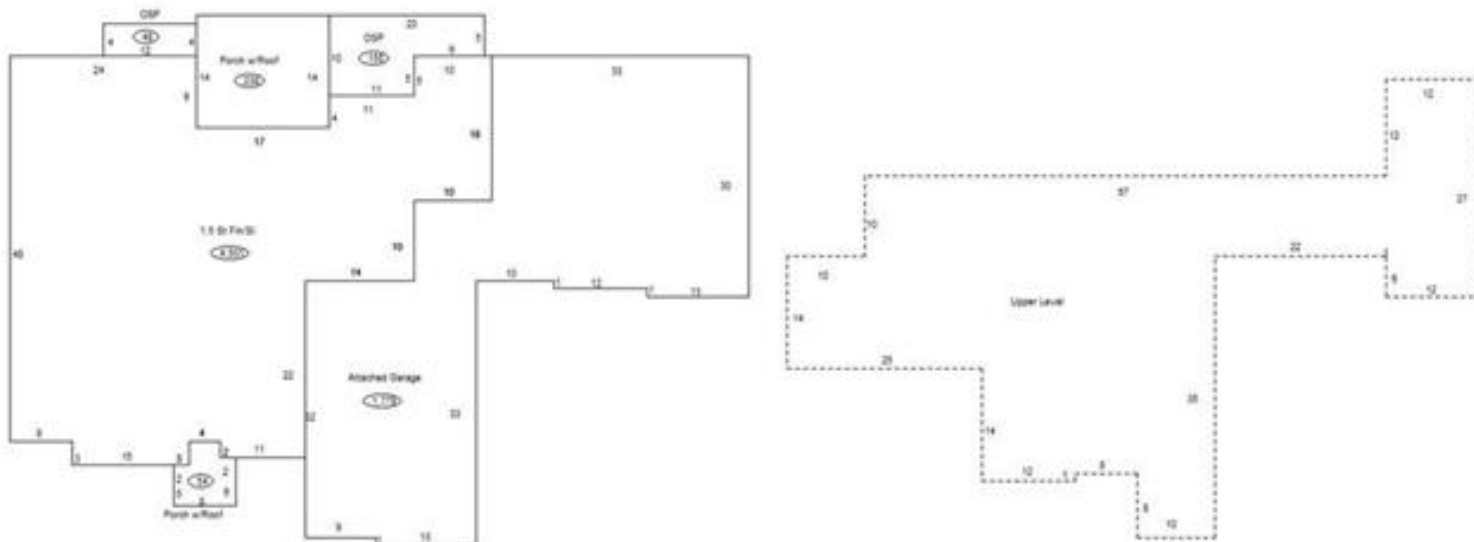
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Sketch Image

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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	2,255	1.996	4,501
2	G	1		13	Attached Garage	1,779	1.000	1,779
3	U	^UL	Overhang	13	Upper Level	2,246	1.000	2,246
4	M	PRCH		13	SLBC	238	1.000	238
5	M	PRCH		13	SLBC	54	1.000	54
6	M	PATO		13	Open Slab	155	1.000	155
7	M	PATO		13	Open Slab	48	1.000	48
Total Building Area						2,255		4,501



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	14x18x0			252
	Qual 3	Cond 3	Year 2012	Eff Age 11		
		Valuation Summary	Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
		Base Cost (36.24 x 252)	9,132	9,132	2,009	7,123
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	6,000	24,000