



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:12:01
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Assessment Data					Primary Image																																																																																																																				
Account 660083415 Parcel ID 000000-00-0-00553-002-0028 Cadastral ID 31-21-15-04380 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 327999 BRIGHT, TREVOR & AMANDA 7290 N 197TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07290 N 197TH E AVE Subdivision OAKRIDGE AT COOPER RANCH III Lot/Block 0028 / 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: 36.25986348 -95.75289006																																																																																																																									
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Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.042	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,387.00 x 2.85 = 129,247	
Factor Value		
Adjustments	1.0000	
Lot Value	129,247	

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	2,390 / 3,713
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,390
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

Cost Approach		Manual : 01/2025	
Base Cost	104.92	Total Misc Impr	+ 41,367
Roofing Adj	+ 4.02	Garage Cost	+ 30,659
Subfloor Adj	+ -2.97	Total RCN	= 567,897
Heat/Cool Adj	+ 17.38	Depreciation (16%)	- 90,864
Plumbing Adj	+ 10.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 477,033
Adj Base Cost	= 133.55	Lot Value	+ 129,247
Total Area	x 3,713	Indicated Value	= 606,280
Adjusted Cost	= 495,871	Value Per SqFt	163.29



\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0039. 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	590,839	159.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	687,000 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	477,033		
Lot Value	129,247		
Indicated Value	606,280	163.29	Per SqFt
Agland Value			
Site Improvements	68,947		
Total Value	675,227	181.85	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	101306	6x6		36	36.56		1,316
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	101307	17x13		221	39.32		8,690
PRCH	SLAB PORCH - COVERED	101308	364		364	34.99		12,736
PATO	SLAB PORCH - OPEN	140197	35x7		245	12.99		3,183



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			1,080
	Qual	4	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (37.96 x 1,080)		40,997	40,997	2,050	38,947
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000		30,000