



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 660083425 Parcel ID 000000-00-0-00553-003-0008 Cadastral ID 31-21-15-04480 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 343619 BOURAY, NICHOLAS & JESSICA 20033 E 75TH CT N OWASSO OK 74055-0000 Parcel Location Situs 20033 E 75TH CT N Subdivision OAKRIDGE AT COOPER RANCH III Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0701\IMG_0076. 7/5/2022</p>														
Legal Description Lat/Long: 36.26367655 -95.74812619																			
LOT 8 BLOCK 3 OAKRIDGE III AT COOPER RANCH					Building Permits														
					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	DOYLE, BRIAN & ANGELA	02/06/2024	663,000	YES										
					1499/605	KOURTIS PROPERIES-COOPER-RAN	07/15/2003	80,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	103.438	Current Tax										
Remove Cap	2025		Land Value 165,376	165,376	11%	18,191	Assessed	73,653	7,618.52										
Year Frozen	0		Improvements 504,200	504,200		55,462	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 669,576	669,576		73,653	Total Taxable	72,653	7,526.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660083425	BOURAY, NICHOLAS &			23	663,000	1000	71,930	7,450.00										
2024	2024-660083425	BOURAY, NICHOLAS &			7	594,120	1000	57,693	6,381.00										
2023	2023-660083425	DOYLE, BRIAN & ANGELA			7	546,402	1000	55,984	6,060.00										
2022	2022-660083425	DOYLE, BRIAN & ANGELA			7	547,687	1000	54,324	6,112.00										
2021	2021-660083425	DOYLE, BRIAN & ANGELA			7	519,882	1000	52,713	5,866.00										
2020	2020-660083425	DOYLE, BRIAN & ANGELA			7	515,513	1000	51,148	5,686.00										
2019	2019-660083425	DOYLE, BRIAN & ANGELA			7	488,589	1000	49,630	5,521.00										
2018	2018-660083425	DOYLE, BRIAN & ANGELA			7	503,142	1000	48,155	5,184.00										
2017	2017-660083425	DOYLE, BRIAN & ANGELA			7	497,661	1000	46,723	5,076.00										
2016	2016-660083425	DOYLE, BRIAN & ANGELA			7	496,359	1000	45,334	4,930.00										
2015	2015-660083425	DOYLE, BRIAN & ANGELA			7	481,158	1000	43,984	4,813.00										
2014	2014-660083425	DOYLE, BRIAN & ANGELA			7	484,500	1000	42,674	4,709.00										
2013	2013-660083425	DOYLE, BRIAN & ANGELA			7	456,919	1000	41,402	4,484.00										



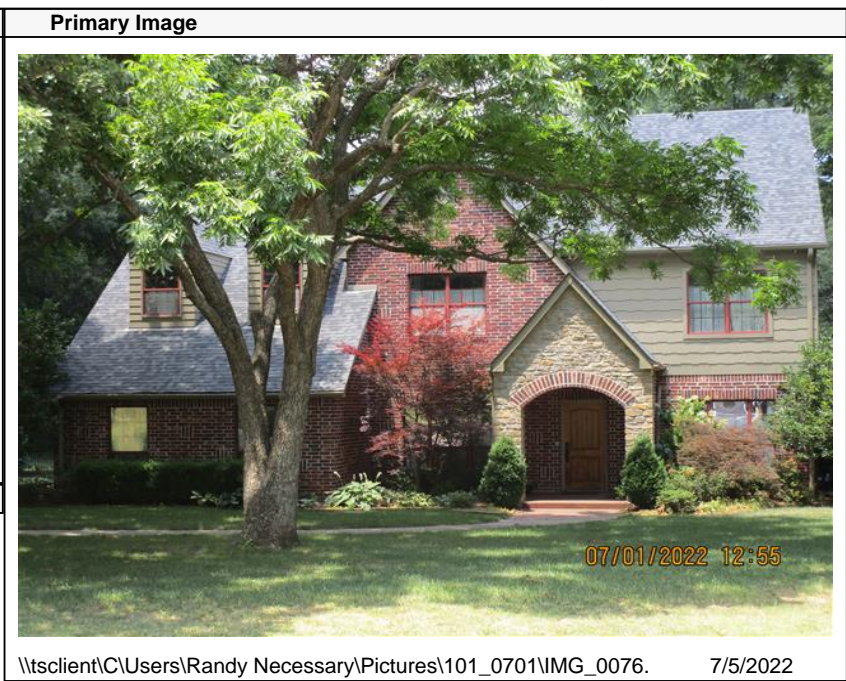
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.0059		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,817.00 x 2.89 = 126,735		
Factor Value			
Adjustments	1.3049		
Lot Value	165,376		



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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	1,972 / 3,765
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,972
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	608,177	161.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	627,970		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.82	Total Misc Impr	+ 21,712
Roofing Adj	+ 3.61	Garage Cost	+ 28,555
Subfloor Adj	+ -2.43	Total RCN	= 566,110
Heat/Cool Adj	+ 18.45	Depreciation (19%)	- 107,561
Plumbing Adj	+ 7.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 458,549
Adj Base Cost	= 137.01	Lot Value	+ 165,376
Total Area	x 3,765	Indicated Value	= 623,925
Adjusted Cost	= 515,843	Value Per SqFt	165.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	458,549		
Lot Value	165,376		
Indicated Value	623,925	165.72	Per SqFt
Agland Value			
Site Improvements	45,651		
Total Value	669,576	177.84	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	101358	37x4		148	36.65		5,424
PRCH	SLAB PORCH - COVERED	101359	10x8		80	37.06		2,965
PATO	SLAB PORCH - OPEN	101360	426		426	12.03		5,125



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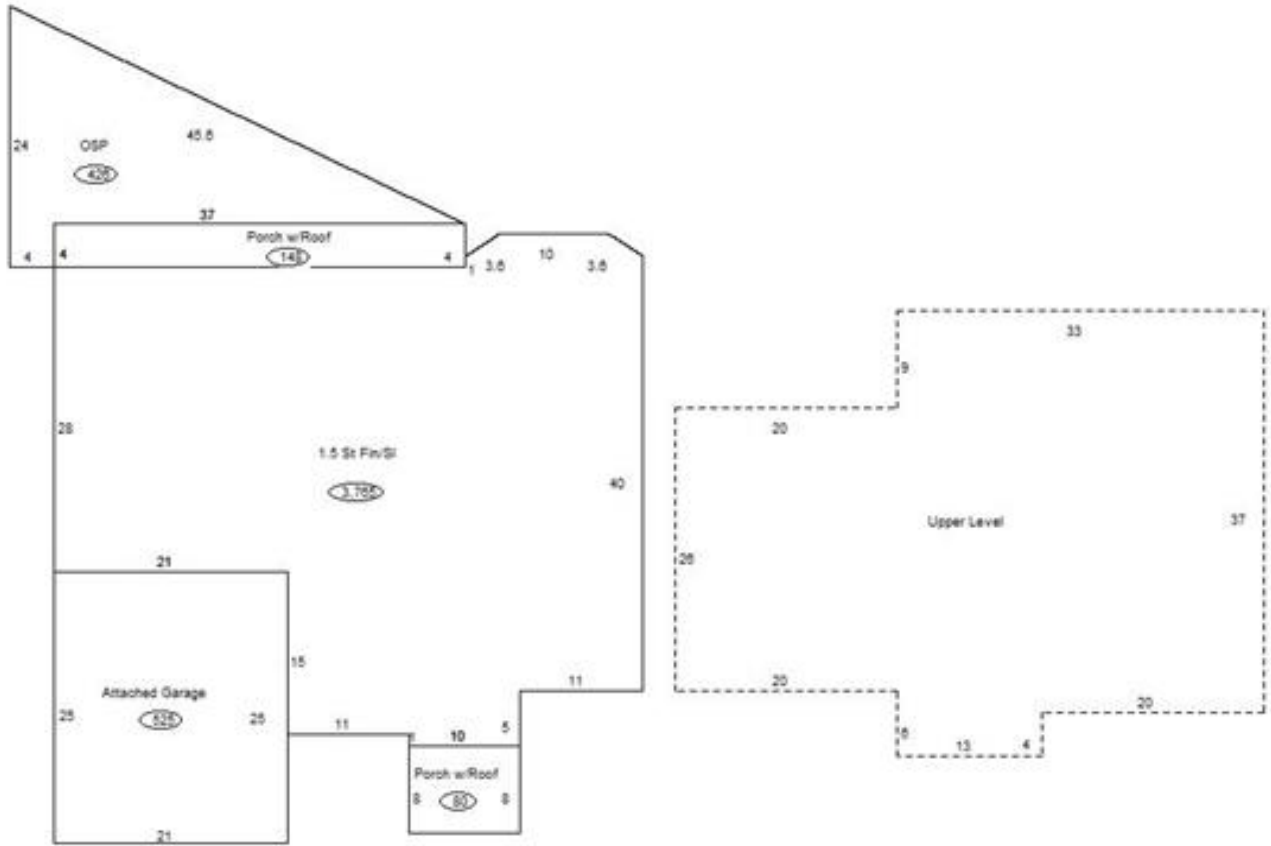
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Sketch Image

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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	1,972	1.909	3,765
2	U	^UL	Overhang	13	Upper Level	1,793	1.000	1,793
3	G	1		13	Attached Garage	525	1.000	525
4	M	PRCH		13	SLBC	148	1.000	148
5	M	PRCH		13	SLBC	80	1.000	80
6	M	PATO		13	Open Slab	426	1.000	426
Total Building Area						1,972		3,765



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			676
	Qual 4	Cond 4	Year 2004	Eff Age 13		
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (38.32 x 676)		25,904	25,904	7,253	18,651
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	3,000	27,000