



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:17:51  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660091464 <b>Parcel ID</b> 000000-00-0-00808-004-0012 <b>Cadastral ID</b> 36-21-14-01790 <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> 329028 THOMPSON, GARY M & CYNTHIA V  7103 BLUEBIRD CT OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07103 N BLUEBIRD CT <b>Subdivision</b> TANGLEWOOD AT STONE CANYON <b>Lot/Block</b> 0012 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 36 / 21 / 14 / 5 <b>Neighborhood</b> 1041 - R-V01,4-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25423083 -95.76411063																																																																																																																									
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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.7991	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	34,808.00 x 4.35 = 151,415	
Factor Value		
Adjustments	1.0000	
Lot Value	151,415	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,676 / 3,815
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,676
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	1,128 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-16\ 6/16/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	AO3	Residential	
Adusted R	0.8747		
Indicated Value	601,240	157.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	849,070		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.66	Total Misc Impr	+ 23,391				
Roofing Adj	+ 4.04	Garage Cost	+ 51,234				
Subfloor Adj	+ -3.15	Total RCN	= 545,625				
Heat/Cool Adj	+ 16.31	Depreciation ( 13%)	- 70,931				
Plumbing Adj	+ 6.60	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 474,694				
Adj Base Cost	= 123.46	Lot Value	+ 151,415				
Total Area	x 3,815	Indicated Value	= 626,109				
Adjusted Cost	= 471,000	Value Per SqFt	164.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	474,694		
Lot Value	151,415		
Indicated Value	626,109	164.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	626,109	164.12	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	115034	340		340	31.81		10,815
PRCH	SLAB PORCH - COVERED	115037	23x6		138	32.64		4,504
PRCH	SLAB PORCH - COVERED	115038	5x5		25	33.11		828



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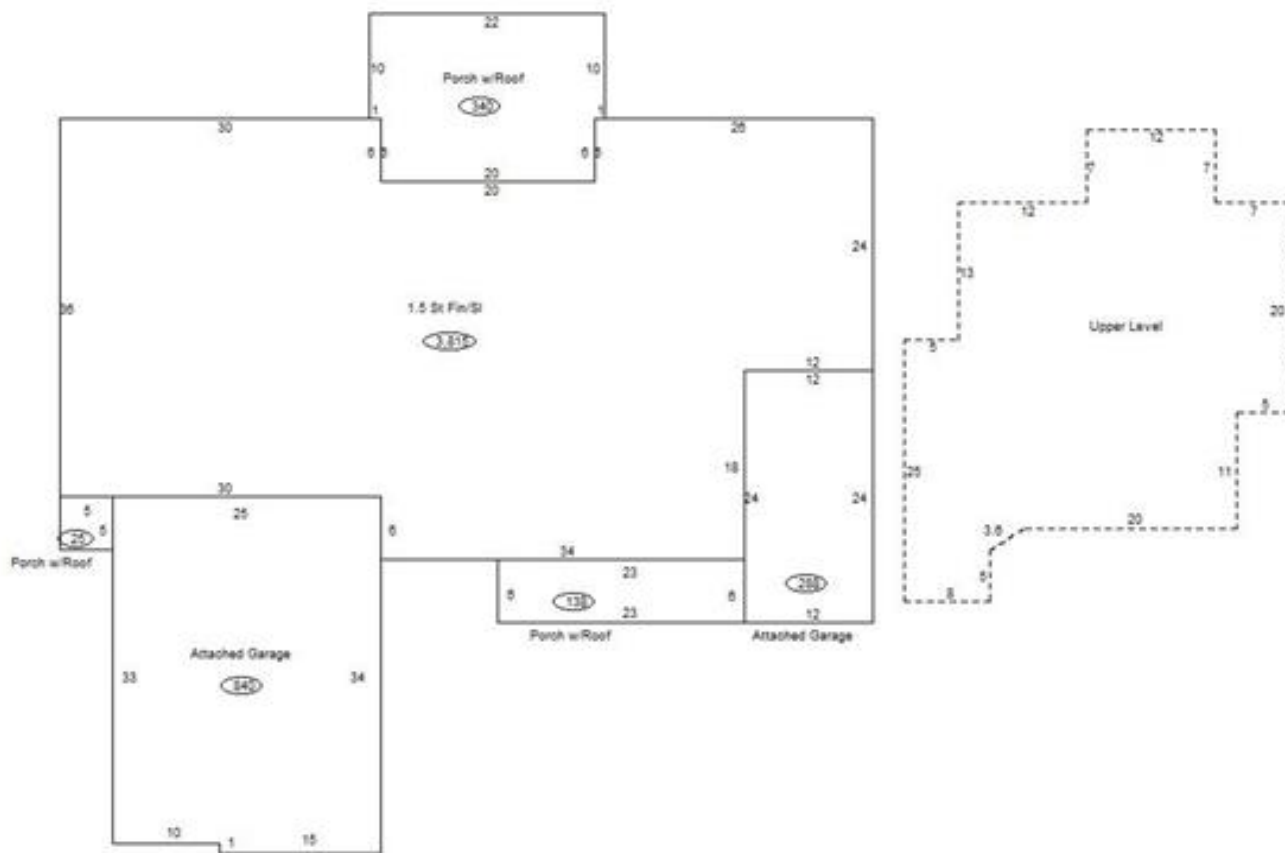
Date 04/18/2026

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### Sketch Image

660091464



### 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/Sl	2,676	1.426	3,815
2	U	^UL		13	Upper Level	1,139	1.000	1,139
3	M	PRCH		13	SLBC	340	1.000	340
4	G	1		13	Attached Garage	288	1.000	288
5	G	1		13	Attached Garage	840	1.000	840
6	M	PRCH		13	SLBC	138	1.000	138
7	M	PRCH		13	SLBC	25	1.000	25
<b>Total Building Area</b>						<b>2,676</b>		<b>3,815</b>