



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:38:13
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Assessment Data					Primary Image																																																																																																												
Account 660095899 Parcel ID 000000-00-0-00673-001-0005 Cadastral ID 31-21-15-04590 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 315450 MORRIS, THOMAS PERRY III 6990 N 194TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 06990 N 194TH E AVE Subdivision RIDGE, THE Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.499		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,738.00 x 3.00 = 65,214		
Factor Value			
Adjustments	1.0000		
Lot Value	65,214		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,727 / 2,727
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,727
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	733 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	404,537	148.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	476,480		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.17	Total Misc Impr	+ 15,717
Roofing Adj	+ 5.74	Garage Cost	+ 33,293
Subfloor Adj	+ -4.45	Total RCN	= 425,363
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 34,029
Plumbing Adj	+ 9.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 391,334
Adj Base Cost	= 138.01	Lot Value	+ 65,214
Total Area	x 2,727	Indicated Value	= 456,548
Adjusted Cost	= 376,353	Value Per SqFt	167.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	391,334		
Lot Value	65,214		
Indicated Value	456,548	167.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	456,548	167.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124081	299		299	31.94		9,550
PRCH	SLAB PORCH - COVERED	124082	62		62	33.00		2,046
PRCH	SLAB PORCH - COVERED	124083	18x7		126	32.71		4,121



Rogers

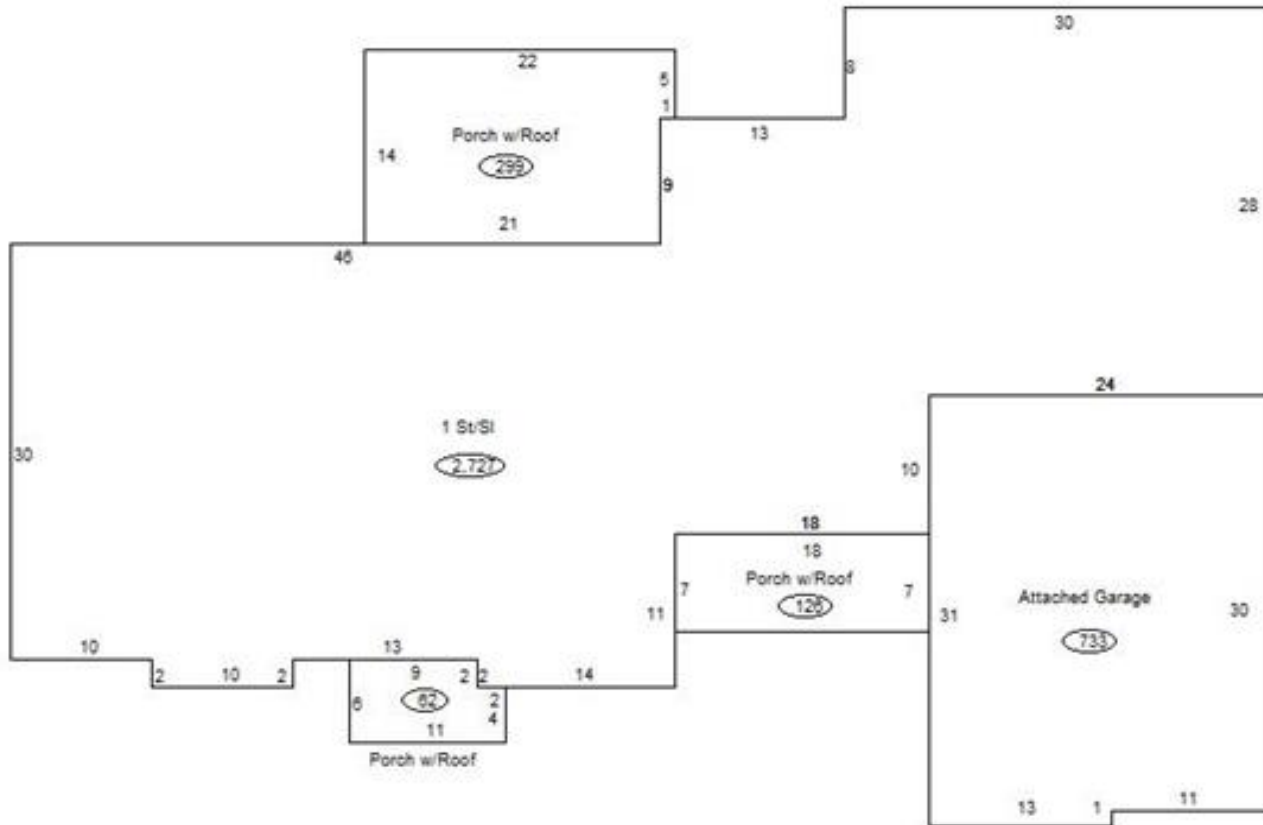
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Sketch Image

660095899



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,727	1.000	2,727
2	G	1		13	Attached Garage	733	1.000	733
3	M	PRCH		13	SLBC	299	1.000	299
4	M	PRCH		13	SLBC	62	1.000	62
5	M	PRCH		13	SLBC	126	1.000	126
Total Building Area						2,727		2,727