



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:38:26
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Assessment Data					Primary Image																																																																																																												
Account 660095906 Parcel ID 000000-00-0-00673-001-0012 Cadastral ID 31-21-15-04660 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 330222 MANCUSO, DAVID C & JILL B 7028 N 195TH PL OWASSO OK 74055-0000 Parcel Location Situs 07028 N 195TH PL Subdivision RIDGE, THE Lot/Block 0012 / 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																																																																																																																	
Legal Description Lat/Long: 36.25658550 -95.75525804 RIDGE, THE BLOCK 1 LOT 12																																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7032		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	30,632.00 x 3.00 = 91,896		
Factor Value			
Adjustments	1.0000		
Lot Value	91,896		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,473 / 3,098
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,473
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	682 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	467,291 150.84 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	548,330 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	410,690
Lot Value	91,896
Indicated Value	502,586 162.23 Per SqFt
Agland Value	
Site Improvements	32,797
Total Value	535,383 172.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.68	Total Misc Impr	+ 19,453
Roofing Adj	+ 4.64	Garage Cost	+ 31,222
Subfloor Adj	+ -3.67	Total RCN	= 451,308
Heat/Cool Adj	+ 16.31	Depreciation (9%)	- 40,618
Plumbing Adj	+ 10.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 410,690
Adj Base Cost	= 129.32	Lot Value	+ 91,896
Total Area	x 3,098	Indicated Value	= 502,586
Adjusted Cost	= 400,633	Value Per SqFt	162.23

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	119666		44	44	33.05		1,454
PRCH	SLAB PORCH - COVERED	119667		338	338	31.82		10,755
SHLT	STORM SHELTER							



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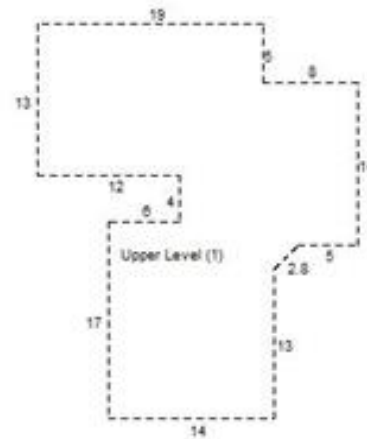
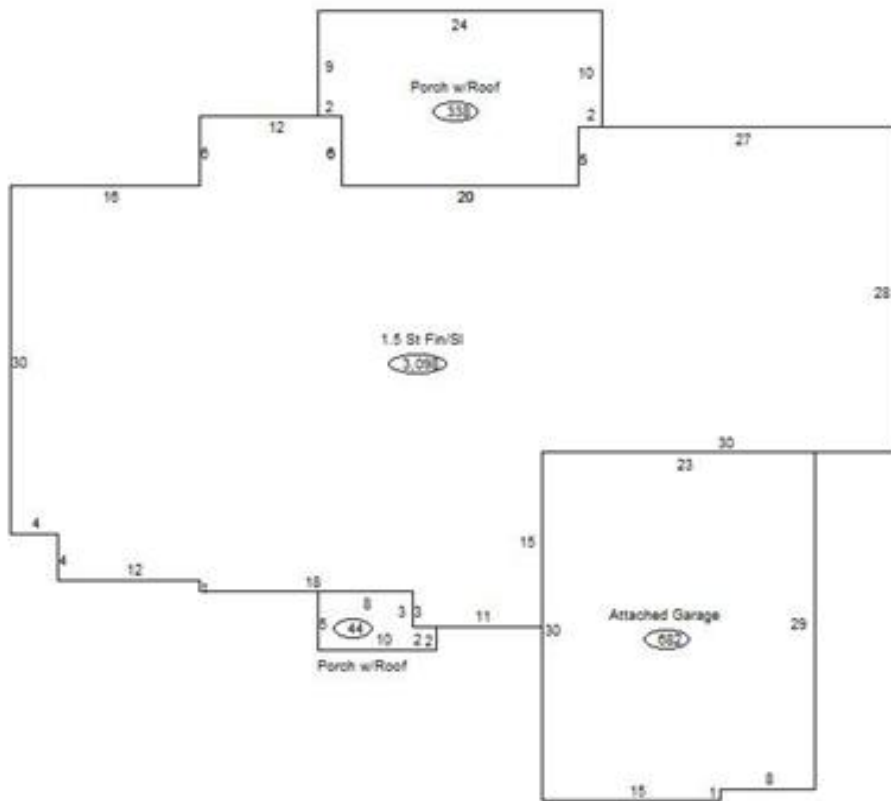
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Sketch Image

660095906



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	2,473	1.253	3,098
2	U	^UL		13	Upper Level (1)	625	1.000	625
3	G	1		13	Attached Garage	682	1.000	682
4	M	PRCH		13	SLBC	44	1.000	44
5	M	PRCH		13	SLBC	338	1.000	338
Total Building Area						2,473		3,098



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	36x24x0			864
	Qual 4	Cond	Year 2021	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 864)	32,797		32,797	32,797