



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:38:28
 Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095907 Parcel ID 000000-00-0-00673-001-0013 Cadastral ID 31-21-15-04670 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 313667 CLARK, CHARLES B & DARLA G REVOCABLE LIVING TRUST 7023 N 195TH PL OWASSO OK 74055-0000 Parcel Location Situs 07023 N 195TH PL Subdivision RIDGE, THE Lot/Block 0013 / 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	0.63		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	27,441.00 x 3.00 = 82,323		
Factor Value			
Adjustments	1.0000		
Lot Value	82,323		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,587 / 2,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,587
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	703 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	386,215 149.29 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	499,800 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	368,164
Lot Value	82,323
Indicated Value	450,487 174.13 Per SqFt
Agland Value	
Site Improvements	
Total Value	450,487 174.13 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.15	Total Misc Impr	+ 14,459
Roofing Adj	+ 5.78	Garage Cost	+ 32,050
Subfloor Adj	+ -4.57	Total RCN	= 404,576
Heat/Cool Adj	+ 16.31	Depreciation (9%)	- 36,412
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 368,164
Adj Base Cost	= 138.41	Lot Value	+ 82,323
Total Area	x 2,587	Indicated Value	= 450,487
Adjusted Cost	= 358,067	Value Per SqFt	174.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121394	70		70	32.97		2,308
PRCH	SLAB PORCH - COVERED	121395	266		266	32.05		8,525
PATO	SLAB PORCH - OPEN	121396	329		329	11.02		3,626

