



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 660095915 Parcel ID 000000-00-0-00673-002-0002 Cadastral ID 31-21-15-04750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343051 BEST, DAVID A & NATALIE M 6971 N 194TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 06971 N 194TH E AVE Subdivision RIDGE, THE Lot/Block 0002 / 0002 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0026. 6/29/2022</p>														
Legal Description Lat/Long: 36.25499530 -95.75714791																			
RIDGE, THE BLOCK 2 LOT 2					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>R2014 02 22</td> <td>R15-NEW 2583 SQ FT SFR</td> <td>02/2014</td> <td>08/2014</td> <td>205,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 02 22	R15-NEW 2583 SQ FT SFR	02/2014	08/2014	205,000
Number	Description	Opened	Closed	Amount															
R2014 02 22	R15-NEW 2583 SQ FT SFR	02/2014	08/2014	205,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	NORMAN, SHEILA A	11/01/2023	480,000	YES										
					2421/382	EXECUTIVE HOMES LLC	07/29/2014	326,000	YES										
					2386/611	KNEES SHALL BOW LLC	02/25/2014	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2024		Land Value	92,250	11%	10,148	Assessed	51,876	5,630.52										
Year Frozen	0		Improvements	379,345		41,728	Penalty	0											
Uncapped Value	0		Mobile Home	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value	471,595		51,876	Total Taxable	51,876	5,631.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660095915	BEST, DAVID A & NATALIE M			7	456,409	0	50,205	5,449.00										
2024	2024-660095915	BEST, DAVID A & NATALIE M			7	480,337	0	52,837	5,831.00										
2023	2023-660095915	NORMAN, SHEILA A			7	384,082	0	40,746	4,400.00										
2022	2022-660095915	NORMAN, SHEILA A			7	352,775	0	38,805	4,356.00										
2021	2021-660095915	NORMAN, JAMES L JR &			7	336,426	0	37,007	4,108.00										
2020	2020-660095915	NORMAN, JAMES L JR &			7	334,141	0	36,747	4,075.00										
2019	2019-660095915	NORMAN, JAMES L JR &			7	318,153	0	34,997	3,883.00										
2018	2018-660095915	NORMAN, JAMES L JR &			7	348,016	0	38,282	4,110.00										
2017	2017-660095915	NORMAN, JAMES L JR &			7	345,175	0	37,969	4,113.00										
2016	2016-660095915	NORMAN, JAMES L JR &			7	336,597	0	37,026	4,015.00										
2015	2015-660095915	NORMAN, JAMES L JR &			7	326,617	0	35,928	3,920.00										
2014	2014-660095915	NORMAN, JAMES L JR &			7	9,770	0	1,075	118.00										



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	130.2 x 186.76		
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,316.15 x 3.00 = 72,948		
Factor Value			
Adjustments	1.2646		
Lot Value	92,250		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,508 / 2,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	680 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
Adusted R	0.8445
Indicated Value	407,176 162.35 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	448,210 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	379,345
Lot Value	92,250
Indicated Value	471,595 188.04 Per SqFt
Agland Value	
Site Improvements	
Total Value	471,595 188.04 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.74	Total Misc Impr	+ 11,371
Roofing Adj	+ 6.20	Garage Cost	+ 33,204
Subfloor Adj	+ -4.59	Total RCN	= 416,863
Heat/Cool Adj	+ 17.38	Depreciation (9%)	- 37,518
Plumbing Adj	+ 10.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 379,345
Adj Base Cost	= 148.44	Lot Value	+ 92,250
Total Area	x 2,508	Indicated Value	= 471,595
Adjusted Cost	= 372,288	Value Per SqFt	188.04

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	119752	249		249	35.43		8,822
PRCH	SLAB PORCH - COVERED	119754	70		70	36.42		2,549



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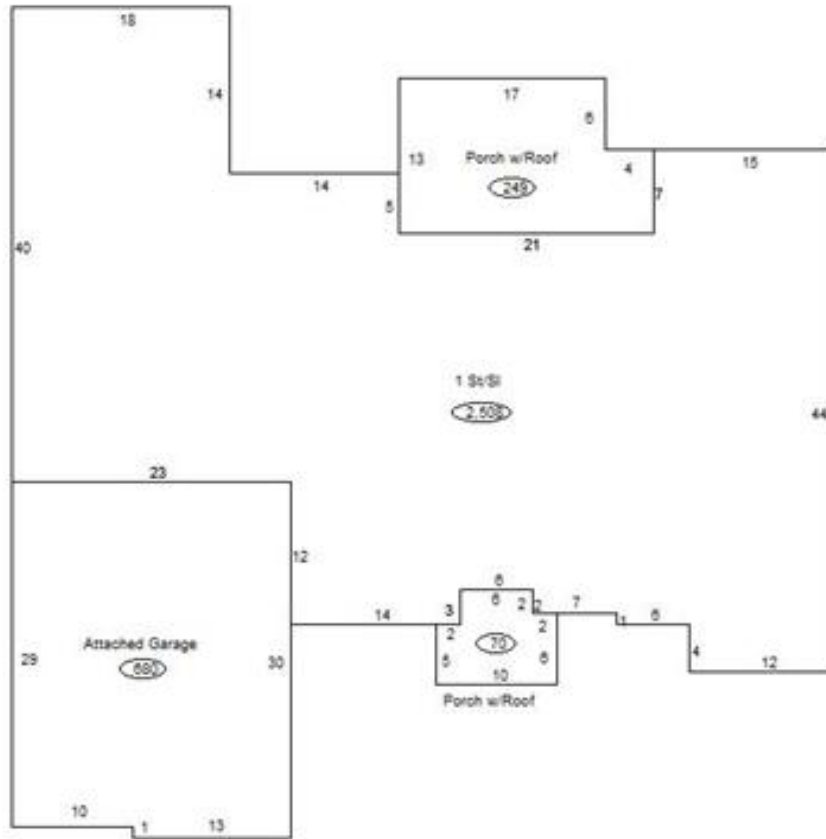
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,508	1.000	2,508
2	M	PRCH		13	SLBC	249	1.000	249
3	G	1		13	Attached Garage	680	1.000	680
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						2,508		2,508