



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:38:45
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Assessment Data					Primary Image																																																																																																												
Account 660095916 Parcel ID 000000-00-0-00673-002-0003 Cadastral ID 31-21-15-04760 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 323496 CASEY, CARLA J & GARY K POORBOY 6951 N 194TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 06951 N 194TH E AVE Subdivision RIDGE, THE Lot/Block 0003 / 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																																																																																																																	
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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	1.0000		
Lot Value	72,948		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,583 / 2,583
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,583
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	681 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	
Adjusted R	0.8445		
Indicated Value	385,755	149.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	457,510		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.90	Total Misc Impr	+ 22,686
Roofing Adj	+ 5.79	Garage Cost	+ 31,190
Subfloor Adj	+ -4.57	Total RCN	= 415,961
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 33,277
Plumbing Adj	+ 9.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 382,684
Adj Base Cost	= 140.18	Lot Value	+ 72,948
Total Area	x 2,583	Indicated Value	= 455,632
Adjusted Cost	= 362,085	Value Per SqFt	176.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	382,684		
Lot Value	72,948		
Indicated Value	455,632	176.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	455,632	176.40	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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	126041	284		284	31.99		9,085
PRCH	SLAB PORCH - COVERED	126043	197		197	32.27		6,357



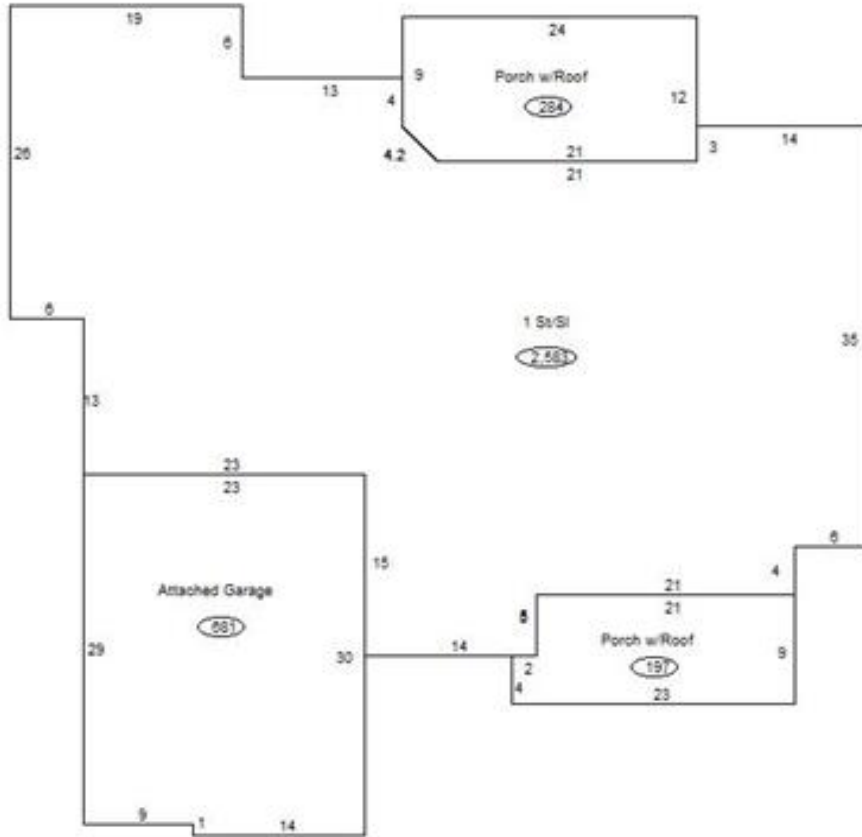
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Sketch Image

660095916



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,583	1.000	2,583
2	M	PRCH		13	SLBC	284	1.000	284
3	G	1		13	Attached Garage	681	1.000	681
4	M	PRCH		13	SLBC	197	1.000	197
Total Building Area						2,583		2,583