



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:38:47
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Assessment Data					Primary Image																																																																																																												
Account 660095917 Parcel ID 000000-00-0-00673-002-0004 Cadastral ID 31-21-15-04770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 312912 SEAL, CALEB R 6931 N 194TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 06931 N 194TH E AVE Subdivision RIDGE, THE Lot/Block 0004 / 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																																																																																																																	
Legal Description Lat/Long: 36.25429161 -95.75716664																																																																																																																	
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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% 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	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	705 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	436,550	140.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	524,060 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.68	Total Misc Impr	+	17,574			
Roofing Adj	+ 4.64	Garage Cost	+	32,134			
Subfloor Adj	+ -3.67	Total RCN	=	443,464			
Heat/Cool Adj	+ 16.31	Depreciation (9%)	-	39,912			
Plumbing Adj	+ 8.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	403,552			
Adj Base Cost	= 127.10	Lot Value	+	72,948			
Total Area	x 3,098	Indicated Value	=	476,500			
Adjusted Cost	= 393,756	Value Per SqFt		153.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	403,552		
Lot Value	72,948		
Indicated Value	476,500	153.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	476,500	153.81	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
PRCH	SLAB PORCH - COVERED	119651		32	32	33.09		1,059
PRCH	SLAB PORCH - COVERED	119652		290	290	31.97		9,271



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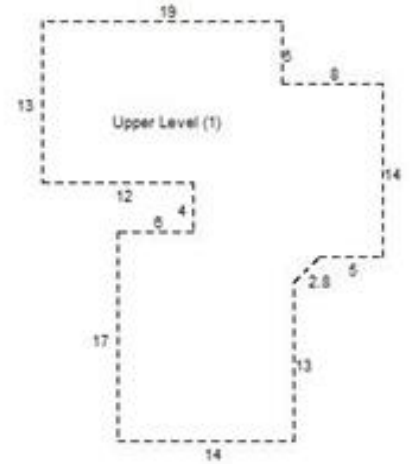
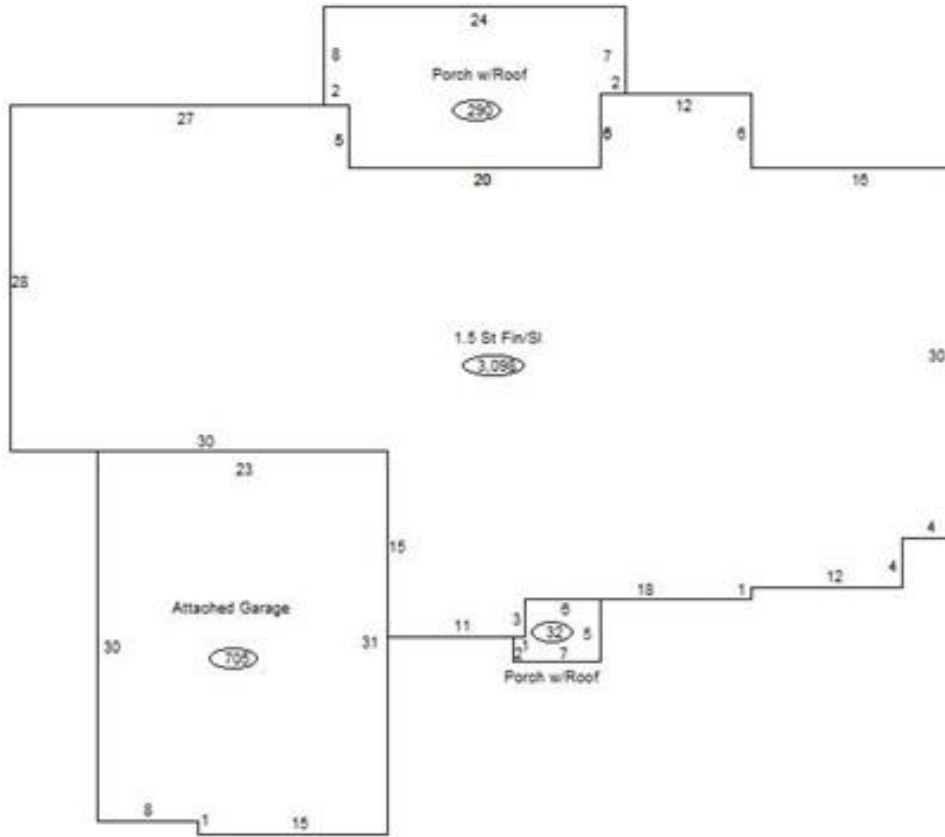
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Sketch Image

660095917



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/Sl	2,473	1.253	3,098
2	U	^UL		13	Upper Level (1)	625	1.000	625
3	G	1		13	Attached Garage	705	1.000	705
4	M	PRCH		13	SLBC	32	1.000	32
5	M	PRCH		13	SLBC	290	1.000	290
Total Building Area						2,473		3,098