



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																		
<b>Account</b> 660095918 <b>Parcel ID</b> 000000-00-0-00673-002-0005 <b>Cadastral ID</b> 31-21-15-04780 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 349270 GRIFFITH, JEFFREY S & NIKKI  19425 E 69TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19425 E 69TH ST N <b>Subdivision</b> RIDGE, THE <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS																																							
<b>Legal Description</b> Lat/Long: 36.25391192 -95.75709269																																							
<b>Building Permits</b>					<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 36</td> <td>R15-NEW 2946 SQ FT SFR</td> <td>03/2014</td> <td>11/2014</td> <td>240,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 02 36	R15-NEW 2946 SQ FT SFR	03/2014	11/2014	240,000																				
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<b>Parcel Valuation</b>																																							
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>																														
<b>Remove Cap</b>	2027	<b>Land Value</b>	73,044	67,357	11%	7,409	<b>Assessed</b>	52,528	5,701.28																														
<b>Year Frozen</b>	0	<b>Improvements</b>	421,421	410,164		45,119	<b>Penalty</b>	0																															
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-97.00																														
<b>TIF Project ID</b>	0	<b>Total Value</b>	494,465	477,521		52,528	<b>Total Taxable</b>	51,528	5,604.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660095918	HALL, JANAN M & PRESTON R			7	478,852	1000	49,997	5,437.00																														
2024	2024-660095918	HALL, JANAN M & PRESTON R			7	508,055	1000	48,512	5,368.00																														
2023	2023-660095918	HALL, JANAN M & PRESTON R			7	504,917	1000	47,070	5,097.00																														
2022	2022-660095918	HALL, JANAN M & PRESTON R			7	457,273	1000	45,670	5,140.00																														
2021	2021-660095918	HALL, JANAN M & PRESTON R			7	411,915	1000	44,311	4,934.00																														
2020	2020-660095918	HALL, JANAN M & PRESTON R			7	408,862	1000	43,028	4,786.00																														
2019	2019-660095918	HALL, JANAN M & PRESTON R			7	388,594	1000	41,745	4,645.00																														
2018	2018-660095918	HALL, JANAN M & PRESTON R			7	381,715	1000	40,989	4,415.00																														
2017	2017-660095918	HALL, JANAN M & PRESTON R			7	378,576	1000	40,643	4,418.00																														
2016	2016-660095918	HALL, JANAN M & PRESTON R			7	369,046	1000	39,595	4,308.00																														
2015	2015-660095918	HALL, JANAN M & PRESTON R			7	364,081	1000	39,049	4,275.00																														
2014	2014-660095918	HALL, JANAN M & PRESTON R			7	9,770	0	1,075	118.00																														



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Lot Data		Square-Foot - NBHD 1074 #1
Lot Size		0
Lot Count		1
Units Buildable		
Non-Ag Acres		0.559
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAND USE	0
Method	Square-Foot	
Base Lot Value	24,348.00 x 3.00 = 73,044	
Factor Value		
Adjustments	1.0000	
Lot Value		73,044



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0628\IMG\_0029. 6/29/2022

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	2,427 / 2,976
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,427
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 16.0 /
Basement Area	
Garage Type	722 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	451,094 151.58 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	536,720 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	396,421
Lot Value	73,044
Indicated Value	469,465 157.75 Per SqFt
Agland Value	
Site Improvements	25,000
Total Value	494,465 166.15 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.36	Total Misc Impr	+ 16,341
Roofing Adj	+ 4.76	Garage Cost	+ 32,793
Subfloor Adj	+ -3.76	Total RCN	= 435,627
Heat/Cool Adj	+ 16.31	Depreciation ( 9%)	- 39,206
Plumbing Adj	+ 10.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 396,421
Adj Base Cost	= 129.87	Lot Value	+ 73,044
Total Area	x 2,976	Indicated Value	= 469,465
Adjusted Cost	= 386,493	Value Per SqFt	157.75

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121347	40		40	33.07		1,323
PRCH	SLAB PORCH - COVERED	121348	444		444	31.49		13,982
PATO	SLAB PORCH - OPEN	140096	12x6		72	14.39		1,036



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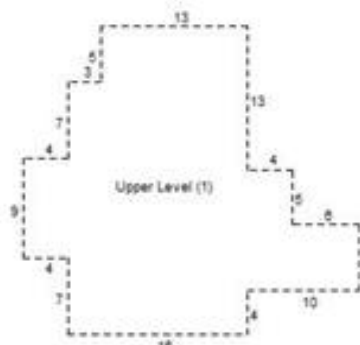
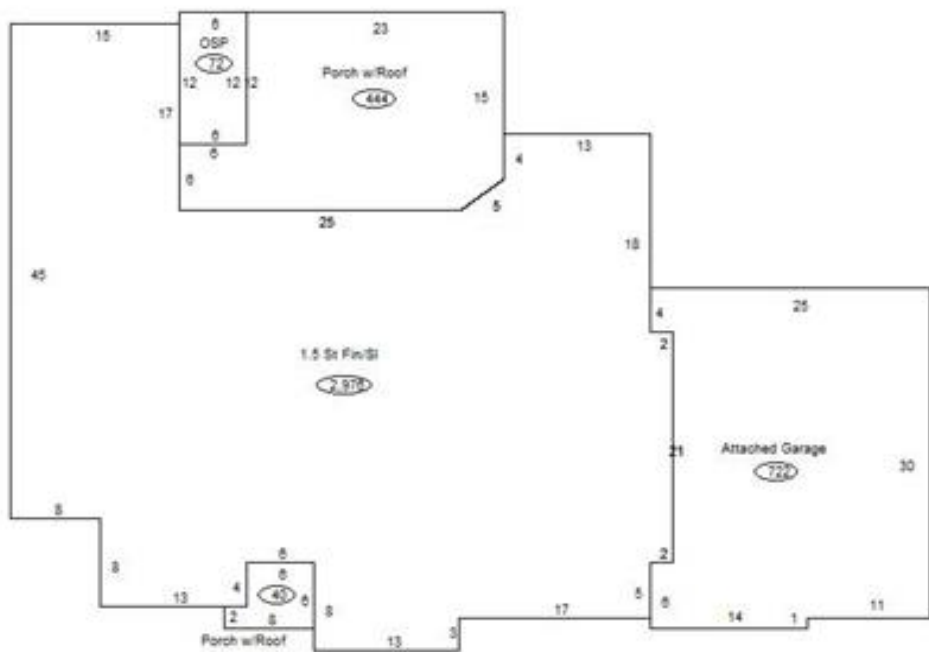
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,427	1.226	2,976
2	U	^UL		13	Upper Level (1)	549	1.000	549
3	G	1		13	Attached Garage	722	1.000	722
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PRCH		13	SLBC	444	1.000	444
6	M	PATO		13	Open Slab	72	1.000	72
<b>Total Building Area</b>						<b>2,427</b>		<b>2,976</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	2018	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000		25,000	25,000