



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 08:39:10  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095929 <b>Parcel ID</b> 000000-00-0-00673-003-0006 <b>Cadastral ID</b> 31-21-15-04890 <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> 328044 BELL, CHADWICK RYAN & JENNY MARIE  6936 N 196TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06936 N 196TH E AVE <b>Subdivision</b> RIDGE, THE <b>Lot/Block</b> 0006 / 0003 <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: 36.25434195 -95.75532224 RIDGE, THE BLOCK 3 LOT 6																																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5009		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,818.00 x 3.00 = 65,454		
Factor Value			
Adjustments	1.0000		
Lot Value	65,454		



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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	2,645 / 3,102
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,645
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	716 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	469,825	151.46 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	580,500	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	411,763		
Lot Value	65,454		
Indicated Value	477,217	153.84	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	507,217	163.51	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.79	Total Misc Impr	+ 16,753
Roofing Adj	+ 4.91	Garage Cost	+ 32,549
Subfloor Adj	+ -3.86	Total RCN	= 447,568
Heat/Cool Adj	+ 16.31	Depreciation ( 8%)	- 35,805
Plumbing Adj	+ 9.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 411,763
Adj Base Cost	= 128.39	Lot Value	+ 65,454
Total Area	x 3,102	Indicated Value	= 477,217
Adjusted Cost	= 398,266	Value Per SqFt	153.84

### 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	124851		66	66	32.99		2,177
PRCH	SLAB PORCH - COVERED	124852		228	228	32.16		7,332



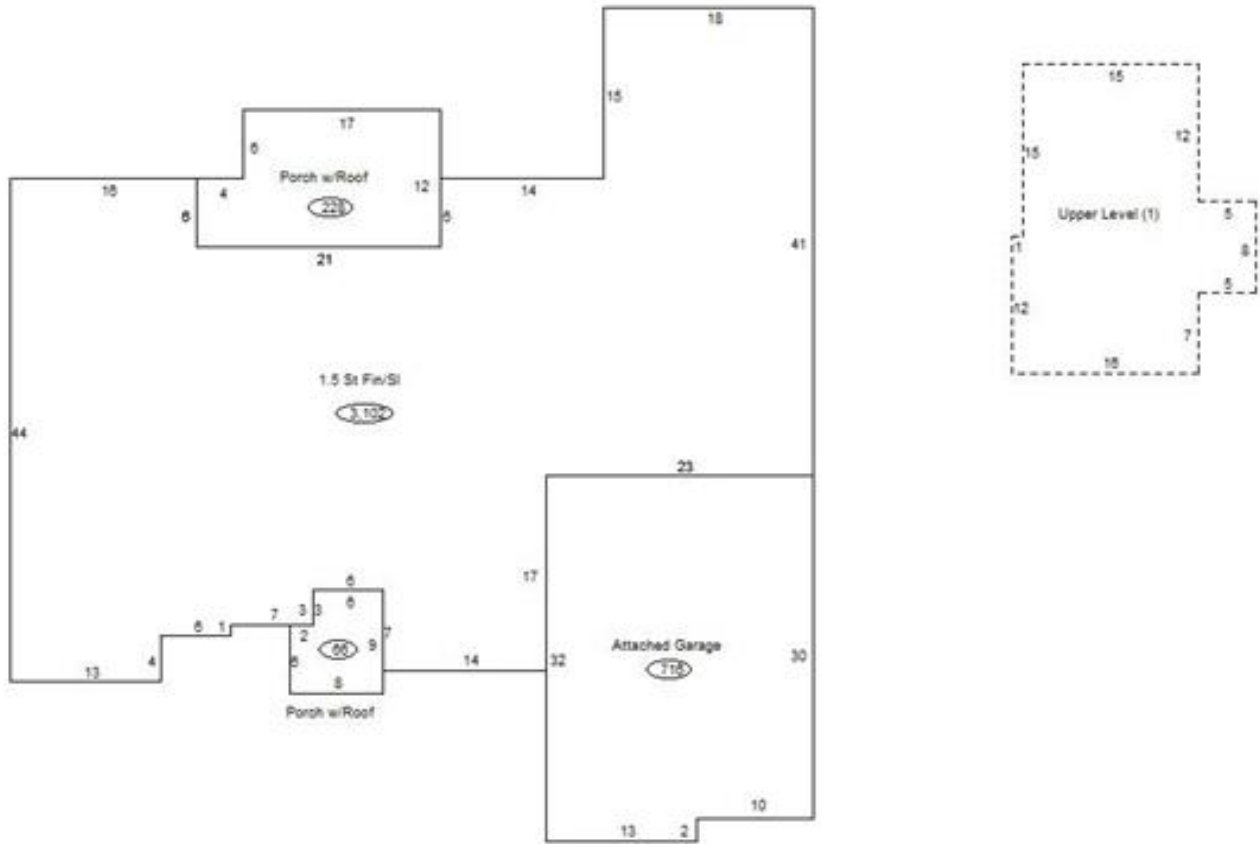
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**Sketch Image**

660095929



**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	2,645	1.173	3,102
2	U	^UL		13	Upper Level (1)	457	1.000	457
3	G	1		13	Attached Garage	716	1.000	716
4	M	PRCH		13	SLBC	66	1.000	66
5	M	PRCH		13	SLBC	228	1.000	228
<b>Total Building Area</b>						2,645		3,102



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2016	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000