



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:39:13
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Assessment Data				Primary Image																																																																																																												
Account 660095931 Parcel ID 000000-00-0-00673-003-0008 Cadastral ID 31-21-15-04910 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339736 PAYNE, HEATH G & VICTORIA L 6917 N 195TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 06917 N 195TH E AVE Subdivision RIDGE, THE Lot/Block 0008 / 0003 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: 36.25392303 -95.75565190 RIDGE, THE BLOCK 3 LOT 8																																																																																																																
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4989		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,732.00 x 3.00 = 65,196		
Factor Value			
Adjustments	1.5029		
Lot Value	97,981		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - 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
Adjusted R	0.8445
Indicated Value	376,405 150.08 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	463,520 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	358,529
Lot Value	97,981
Indicated Value	456,510 182.02 Per SqFt
Agland Value	
Site Improvements	
Total Value	456,510 182.02 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.04	Total Misc Impr	+ 10,137
Roofing Adj	+ 5.82	Garage Cost	+ 31,151
Subfloor Adj	+ -4.59	Total RCN	= 393,988
Heat/Cool Adj	+ 16.31	Depreciation (9%)	- 35,459
Plumbing Adj	+ 10.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 358,529
Adj Base Cost	= 140.63	Lot Value	+ 97,981
Total Area	x 2,508	Indicated Value	= 456,510
Adjusted Cost	= 352,700	Value Per SqFt	182.02

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119692	65		65	32.99		2,144
PRCH	SLAB PORCH - COVERED	119693	249		249	32.10		7,993



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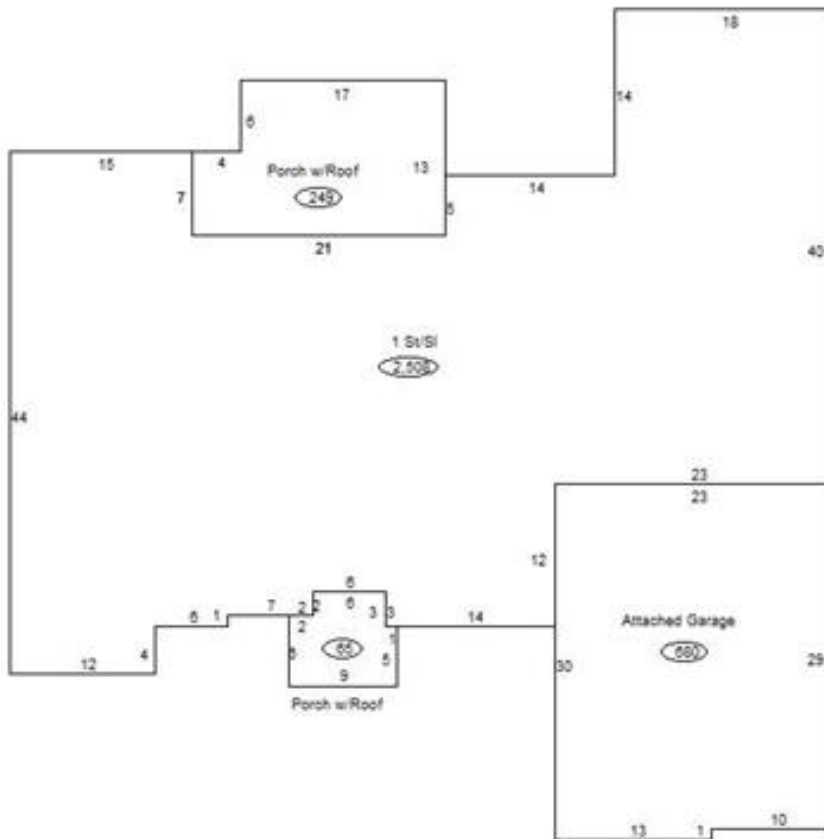
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Sketch Image

660095931



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	G	1		13	Attached Garage	680	1.000	680
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PRCH		13	SLBC	249	1.000	249
Total Building Area						2,508		2,508