



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:39:19  
 Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095934 <b>Parcel ID</b> 000000-00-0-00673-003-0011 <b>Cadastral ID</b> 31-21-15-04940 <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> 313575 STEVENS, WILLIAM DORAN JR & DIANNE JOY  6997 N 195TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06997 N 195TH PL <b>Subdivision</b> RIDGE, THE <b>Lot/Block</b> 0011 / 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: 36.25530851 -95.75573359 RIDGE, THE BLOCK 3 LOT 11																																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4875		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,235.00 x 3.00 = 63,705		
Factor Value			
Adjustments	1.0000		
Lot Value	63,705		



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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	2,587 / 2,587
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,587
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	716 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	387,376	149.74 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	459,230	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	364,417		
Lot Value	63,705		
Indicated Value	428,122	165.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	428,122	165.49	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.62	Total Misc Impr	+ 11,213
Roofing Adj	+ 5.78	Garage Cost	+ 32,549
Subfloor Adj	+ -4.57	Total RCN	= 400,458
Heat/Cool Adj	+ 16.31	Depreciation ( 9%)	- 36,041
Plumbing Adj	+ 7.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 364,417
Adj Base Cost	= 137.88	Lot Value	+ 63,705
Total Area	x 2,587	Indicated Value	= 428,122
Adjusted Cost	= 356,696	Value Per SqFt	165.49

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121377	273		273	32.02		8,741
PRCH	SLAB PORCH - COVERED	121378	75		75	32.96		2,472



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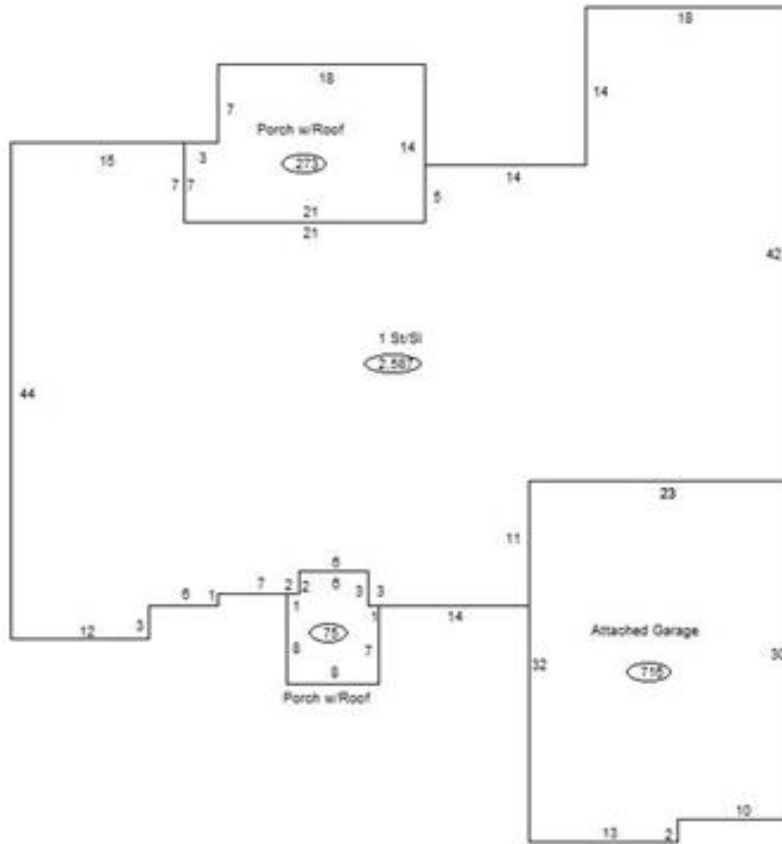
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### Sketch Image

660095934



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,587	1.000	2,587
2	G	1		13	Attached Garage	716	1.000	716
3	M	PRCH		13	SLBC	273	1.000	273
4	M	PRCH		13	SLBC	75	1.000	75
<b>Total Building Area</b>						<b>2,587</b>		<b>2,587</b>