



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:39:21  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660095935 <b>Parcel ID</b> 000000-00-0-00673-003-0012 <b>Cadastral ID</b> 31-21-15-04950 <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> 323662 LOVELESS, DENNY M & JANICE S  19532 E 70TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 19532 E 70TH ST N <b>Subdivision</b> RIDGE, THE <b>Lot/Block</b> 0012 / 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: 36.25529674 -95.75522945																																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4918		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,422.00 x 3.00 = 64,266		
Factor Value			
Adjustments	1.0000		
Lot Value	64,266		



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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	2,697 / 2,697
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,697
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	810 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	406,574	150.75 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	480,540	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	397,592		
Lot Value	64,266		
Indicated Value	461,858	171.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	461,858	171.25	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.48	Total Misc Impr	+ 26,859
Roofing Adj	+ 5.74	Garage Cost	+ 36,790
Subfloor Adj	+ -4.47	Total RCN	= 436,914
Heat/Cool Adj	+ 16.31	Depreciation ( 9%)	- 39,322
Plumbing Adj	+ 9.34	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 397,592
Adj Base Cost	= 138.40	Lot Value	+ 64,266
Total Area	x 2,697	Indicated Value	= 461,858
Adjusted Cost	= 373,265	Value Per SqFt	171.25

### 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	119709	21x18		378	31.69		11,979
PRCH	SLAB PORCH - COVERED	119710	17x7		119	32.76		3,898
PRCH	SLAB PORCH - COVERED	119711	114		114	32.79		3,738



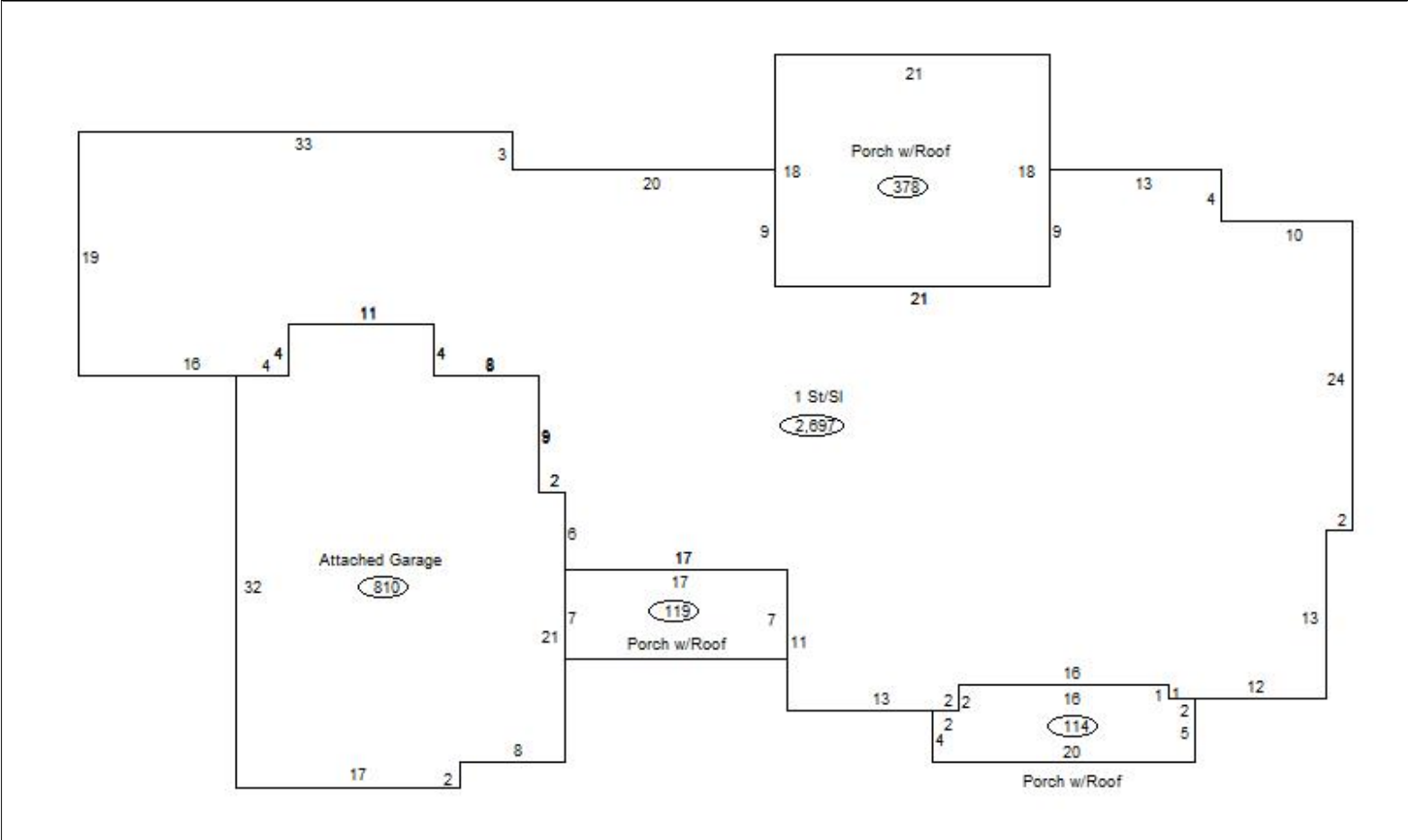
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Sketch Image

660095935



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,697	1.000	2,697
2	G	1		13	Attached Garage	810	1.000	810
3	M	PRCH		13	SLBC	378	1.000	378
4	M	PRCH		13	SLBC	119	1.000	119
5	M	PRCH		13	SLBC	114	1.000	114
<b>Total Building Area</b>						2,697		2,697