



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:39:40
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660095945 Parcel ID 000000-00-0-00673-004-0008 Cadastral ID 31-21-15-05050 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 348363 HINTON FAMILY LIVING REVOCABLE TRUST 19570 E 69TH ST N OWASSO OK 74055-0000 Parcel Location Situs 19570 E 69TH ST N Subdivision RIDGE, THE Lot/Block 0008 / 0004 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: 36.25335091 -95.75474738 RIDGE, THE BLOCK 4 LOT 8																																																																																																																	
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 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	132 x 165		
Lot Count	1		
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,780.00 x 3.00 = 65,340		
Factor Value			
Adjustments	1.0000		
Lot Value	65,340		



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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	95% Frame, Stucco 5% Veneer, Stone
Base/Total Area	2,523 / 3,162
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,523
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	705 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	
Adusted R	0.8445		
Indicated Value	444,731	140.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	547,930		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.25	Total Misc Impr	+ 10,982
Roofing Adj	+ 4.63	Garage Cost	+ 32,134
Subfloor Adj	+ -3.66	Total RCN	= 427,267
Heat/Cool Adj	+ 16.31	Depreciation (8%)	- 34,181
Plumbing Adj	+ 7.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 393,086
Adj Base Cost	= 121.49	Lot Value	+ 65,340
Total Area	x 3,162	Indicated Value	= 458,426
Adjusted Cost	= 384,151	Value Per SqFt	144.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	393,086		
Lot Value	65,340		
Indicated Value	458,426	144.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	458,426	144.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124228	254		254	32.08		8,148
PRCH	SLAB PORCH - COVERED	124229	32		32	33.09		1,059
PATO	SLAB PORCH - OPEN	140114	126		126	14.09		1,775



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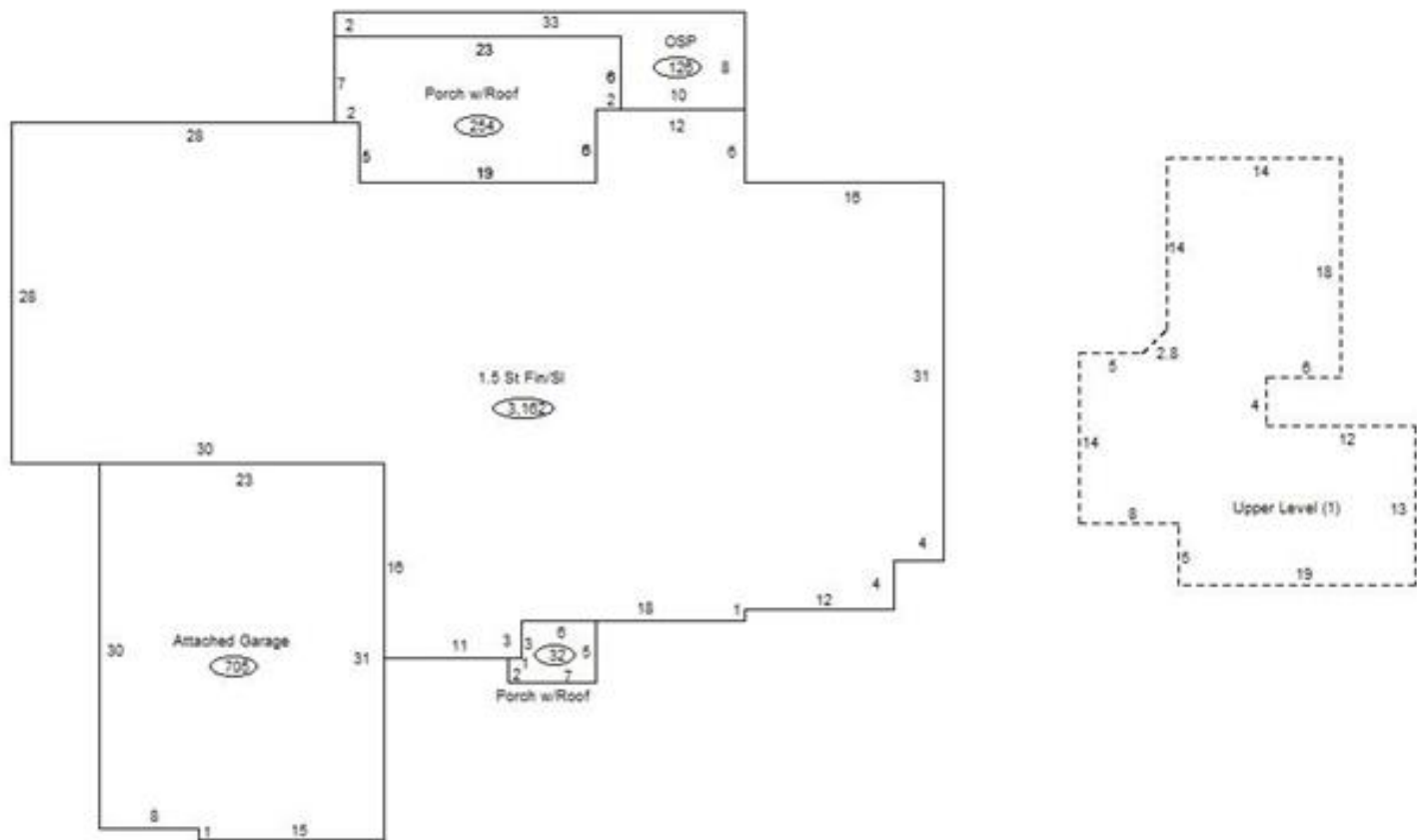
Date 04/18/2026

Time 08:39:40

Page 3

Sketch Image

660095945



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/Sl	2,523	1.253	3,162
2	U	^UL		13	Upper Level (1)	639	1.000	639
3	G	1		13	Attached Garage	705	1.000	705
4	M	PRCH		13	SLBC	254	1.000	254
5	M	PRCH		13	SLBC	32	1.000	32
6	M	PATO		13	Open Slab	126	1.000	126
Total Building Area						2,523		3,162