



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:06:41
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098413 Parcel ID 21N15E-31-3-00674-001-0002 Cadastral ID 31-21-15-00425 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 321344 BLEVINS, KYLE ANTHONY & CYNTHIA R 6946 N 197TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 06946 N 197TH E AVE Subdivision RIDGE, THE 2 Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																																																																																	
Legal Description Lot/Long: 36.25499443 -95.75373883 LOT 2 BLOCK 1 RIDGE 2, THE																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6707		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	29,217.00 x 3.00 = 87,651		
Factor Value			
Adjustments	1.0000		
Lot Value	87,651		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,438 / 2,991
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,438
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	701 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	392,880	131.35 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	516,650	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	379,415		
Lot Value	87,651		
Indicated Value	467,066	156.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	467,066	156.16	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.23	Total Misc Impr	+ 19,283
Roofing Adj	+ 4.23	Garage Cost	+ 26,189
Subfloor Adj	+ -2.76	Total RCN	= 412,408
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 32,993
Plumbing Adj	+ 8.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 379,415
Adj Base Cost	= 122.68	Lot Value	+ 87,651
Total Area	x 2,991	Indicated Value	= 467,066
Adjusted Cost	= 366,936	Value Per SqFt	156.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	127658	365		365	28.26		10,315
PRCH	SLAB PORCH - COVERED	127660	45		45	29.39		1,323
PATO	SLAB PORCH - OPEN	140115	94		94	12.93		1,215



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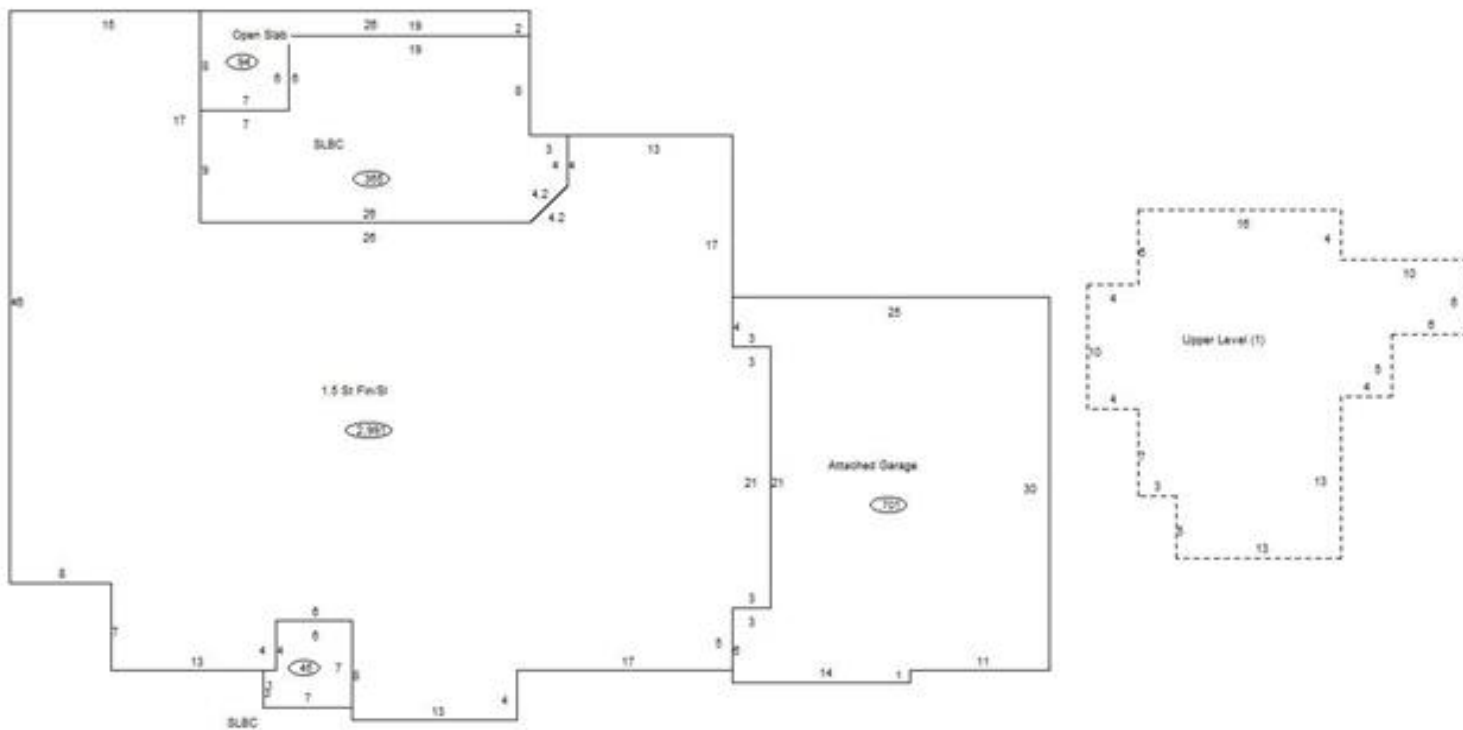
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Sketch Image

660098413



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,438	1.227	2,991
2	U	^UL		10	Upper Level (1)	553	1.000	553
3	M	PRCH		10	SLBC	365	1.000	365
4	G	1		10	Attached Garage	701	1.000	701
5	M	PRCH		10	SLBC	45	1.000	45
6	M	PATO		10	Open Slab	94	1.000	94
Total Building Area						2,438		2,991