



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:06:56
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098421 Parcel ID 21N15E-31-3-00674-002-0005 Cadastral ID 31-21-15-00490 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 339889 SEABOLT, ROBYN RENEE TRUST 19754 E 70TH ST N OWASSO OK 74055-0000 Parcel Location Situs 19754 E 70TH ST N Subdivision RIDGE, THE 2 Lot/Block 0005 / 0002 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: 36.25529211 -95.75114367																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.505		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	22,000.00 x 3.00 = 66,000		
Factor Value			
Adjustments	1.8084		
Lot Value	119,353		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,670 / 3,109
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,670
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	703 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	479,483 154.22 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	510,180 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	436,975
Lot Value	119,353
Indicated Value	556,328 178.94 Per SqFt
Agland Value	
Site Improvements	
Total Value	556,328 178.94 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.94	Total Misc Impr	+ 19,420
Roofing Adj	+ 5.27	Garage Cost	+ 34,159
Subfloor Adj	+ -3.87	Total RCN	= 474,973
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 37,998
Plumbing Adj	+ 9.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 436,975
Adj Base Cost	= 135.54	Lot Value	+ 119,353
Total Area	x 3,109	Indicated Value	= 556,328
Adjusted Cost	= 421,394	Value Per SqFt	178.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	127650		266	266	35.35		9,403
PRCH	SLAB PORCH - COVERED	127651		63	63	36.45		2,296



Rogers

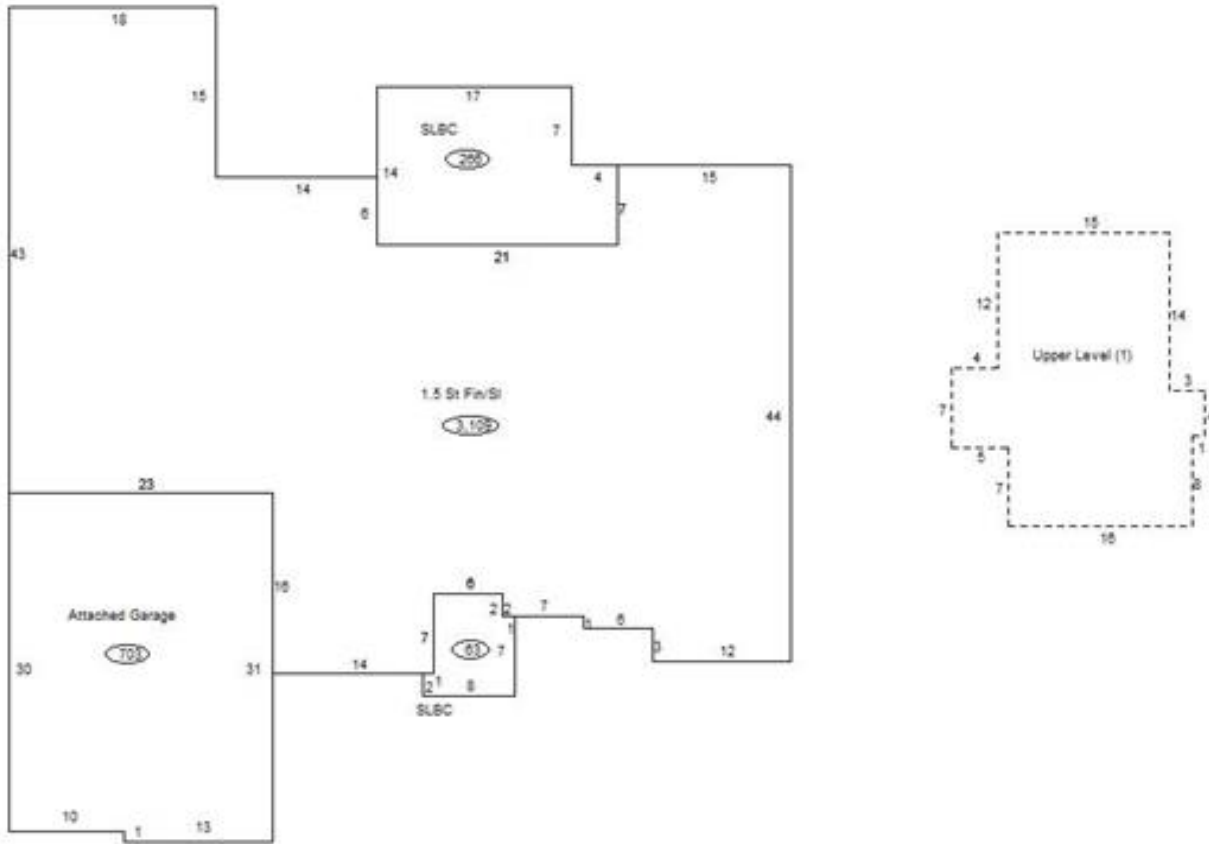
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Sketch Image

660098421



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/SI	2,670	1.164	3,109
2	U	^UL		13	Upper Level (1)	439	1.000	439
3	G	1		13	Attached Garage	703	1.000	703
4	M	PRCH		13	SLBC	266	1.000	266
5	M	PRCH		13	SLBC	63	1.000	63
Total Building Area						2,670		3,109