



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:07:05
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Assessment Data					Primary Image																																																																																												
Account 660098426 Parcel ID 21N15E-31-3-00674-003-0002 Cadastral ID 31-21-15-00530 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 334819 GROLL, VIRGEL E & JESSICA A 7022 N 197TH E CT OWASSO OK 74055-0000 Parcel Location Situs 07022 N 197TH E CT Subdivision RIDGE, THE 2 Lot/Block 0002 / 0003 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: 36.25632458 -95.75302003 LOT 2 BLOCK 3 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	0.618		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	26,919.00 x 3.00 = 80,757		
Factor Value			
Adjustments	1.0000		
Lot Value	80,757		



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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	2,452 / 2,953
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,452
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	683 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
Adjusted R	0.8445
Indicated Value	388,008 131.39 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	511,170 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	366,491
Lot Value	80,757
Indicated Value	447,248 151.46 Per SqFt
Agland Value	
Site Improvements	
Total Value	447,248 151.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.51	Total Misc Impr	+ 12,392
Roofing Adj	+ 4.29	Garage Cost	+ 25,613
Subfloor Adj	+ -2.81	Total RCN	= 398,360
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 31,869
Plumbing Adj	+ 7.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 366,491
Adj Base Cost	= 122.03	Lot Value	+ 80,757
Total Area	x 2,953	Indicated Value	= 447,248
Adjusted Cost	= 360,355	Value Per SqFt	151.46

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	129833	25x5		125	29.11		3,639
PATO	SLAB PORCH - OPEN	129834	25x4		100	12.93		1,293
PRCH	SLAB PORCH - COVERED	129835	7x5		35	29.42		1,030



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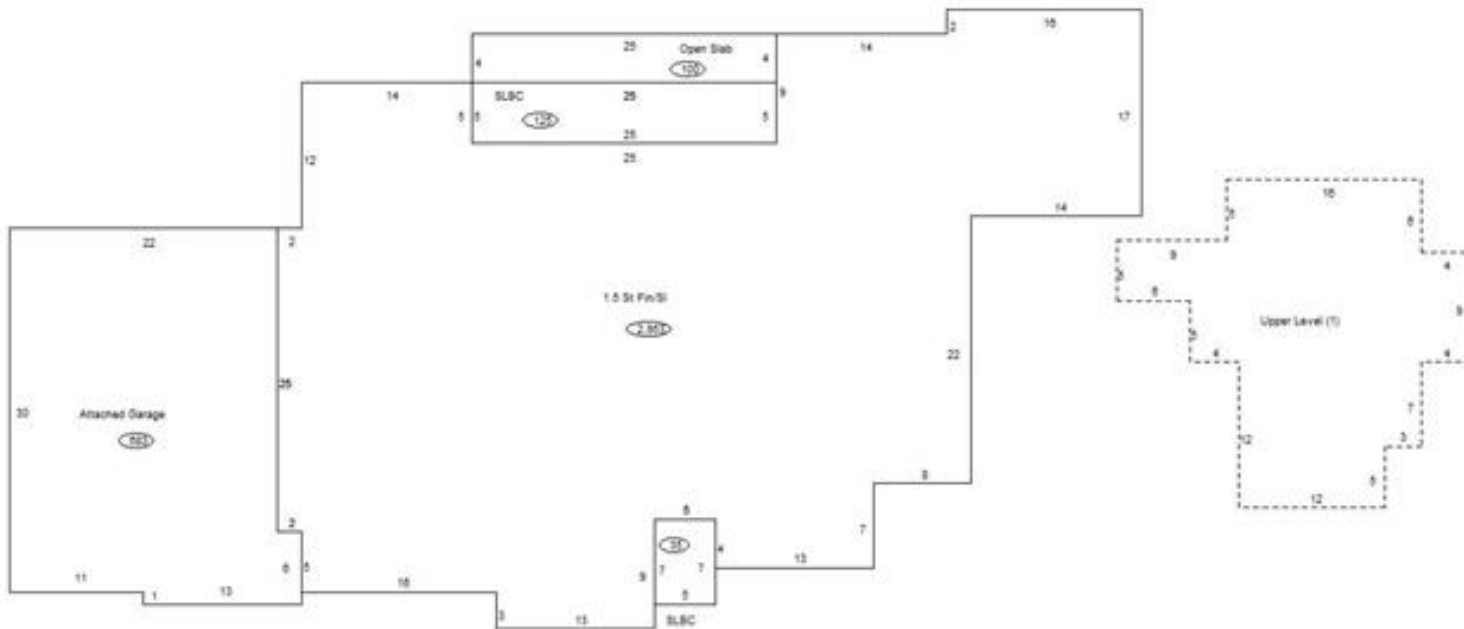
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Sketch Image

660098426



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	2,452	1.204	2,953
2	U	^UL		10	Upper Level (1)	501	1.000	501
3	M	PRCH		10	SLBC	125	1.000	125
4	M	PATO		10	Open Slab	100	1.000	100
5	M	PRCH		10	SLBC	35	1.000	35
6	G	1		10	Attached Garage	683	1.000	683
Total Building Area						2,452		2,953