



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																												
Account 660098428 Parcel ID 21N15E-31-3-00674-003-0004 Cadastral ID 31-21-15-00550 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 317992 STAFFORD, KENNETH V & VANESSA M REVOCABLE LIVING TRUST PO BOX 526 OWASSO OK 74055-0000 Parcel Location Situs 07021 N 197TH E CT Subdivision RIDGE, THE 2 Lot/Block 0004 / 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: 36.25633890 -95.75214866 LOT 4 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	0.6287		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	27,387.00 x 3.00 = 82,161		
Factor Value			
Adjustments	1.0000		
Lot Value	82,161		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,674 / 2,674
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,674
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	704 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	395,923 148.06 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	531,700 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	366,339
Lot Value	82,161
Indicated Value	448,500 167.73 Per SqFt
Agland Value	
Site Improvements	30,000
Total Value	478,500 178.95 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.72	Total Misc Impr	+ 17,977
Roofing Adj	+ 5.11	Garage Cost	+ 26,287
Subfloor Adj	+ -3.30	Total RCN	= 398,195
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 31,856
Plumbing Adj	+ 8.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 366,339
Adj Base Cost	= 132.36	Lot Value	+ 82,161
Total Area	x 2,674	Indicated Value	= 448,500
Adjusted Cost	= 353,931	Value Per SqFt	167.73

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	127615	266		266	28.58		7,602
PRCH	SLAB PORCH - COVERED	127616	7x6		42	29.40		1,235
PATO	SLAB PORCH - OPEN	140123	81		81	12.93		1,047
PATO	SLAB PORCH - OPEN	140124	132		132	12.60		1,663



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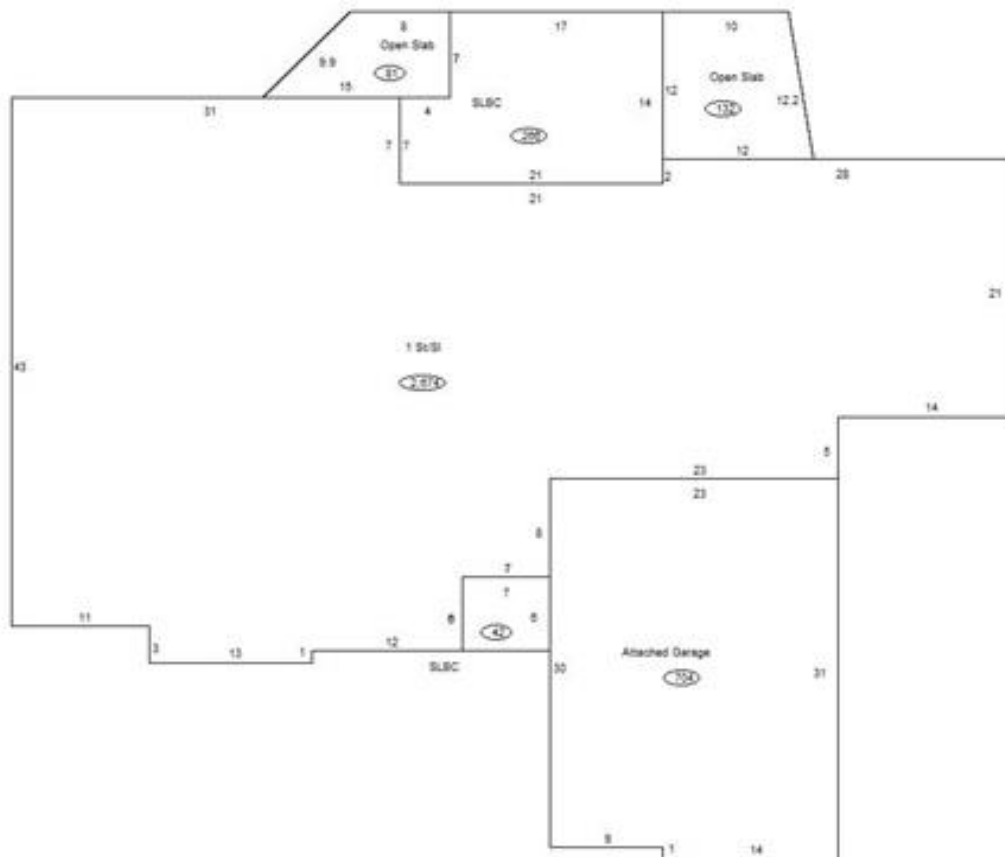
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,674	1.000	2,674
2	G	1		10	Attached Garage	704	1.000	704
3	M	PRCH		10	SLBC	266	1.000	266
4	M	PRCH		10	SLBC	42	1.000	42
5	M	PATO		10	Open Slab	81	1.000	81
6	M	PATO		10	Open Slab	132	1.000	132
Total Building Area						2,674		2,674



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2016	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000