



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:07:25
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Assessment Data					Primary Image																																																																																												
Account 660098437 Parcel ID 21N15E-31-3-00674-003-0013 Cadastral ID 31-21-15-00640 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 340686 JONES, ERIC & TRACI 7035 N 198TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07035 N 198TH E AVE Subdivision RIDGE, THE 2 Lot/Block 0013 / 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: 36.25651329 -95.74980088																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7344		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	31,990.00 x 3.00 = 95,970		
Factor Value			
Adjustments	1.0212		
Lot Value	98,005		



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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	3,120 / 3,978
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,120
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 3.0 / 2.0
Basement Area	
Garage Type	1,110 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	544,200 136.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	692,520 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	495,819
Lot Value	98,005
Indicated Value	593,824 149.28 Per SqFt
Agland Value	
Site Improvements	30,000
Total Value	623,824 156.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.14	Total Misc Impr	+ 21,464
Roofing Adj	+ 3.90	Garage Cost	+ 41,303
Subfloor Adj	+ -2.51	Total RCN	= 538,934
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 43,115
Plumbing Adj	+ 8.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 495,819
Adj Base Cost	= 119.70	Lot Value	+ 98,005
Total Area	x 3,978	Indicated Value	= 593,824
Adjusted Cost	= 476,167	Value Per SqFt	149.28

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	127599		391	391	28.18		11,018
PRCH	SLAB PORCH - COVERED	127600		44	44	29.39		1,293
PATO	SLAB PORCH - OPEN	140133		31x8	248	10.98		2,723



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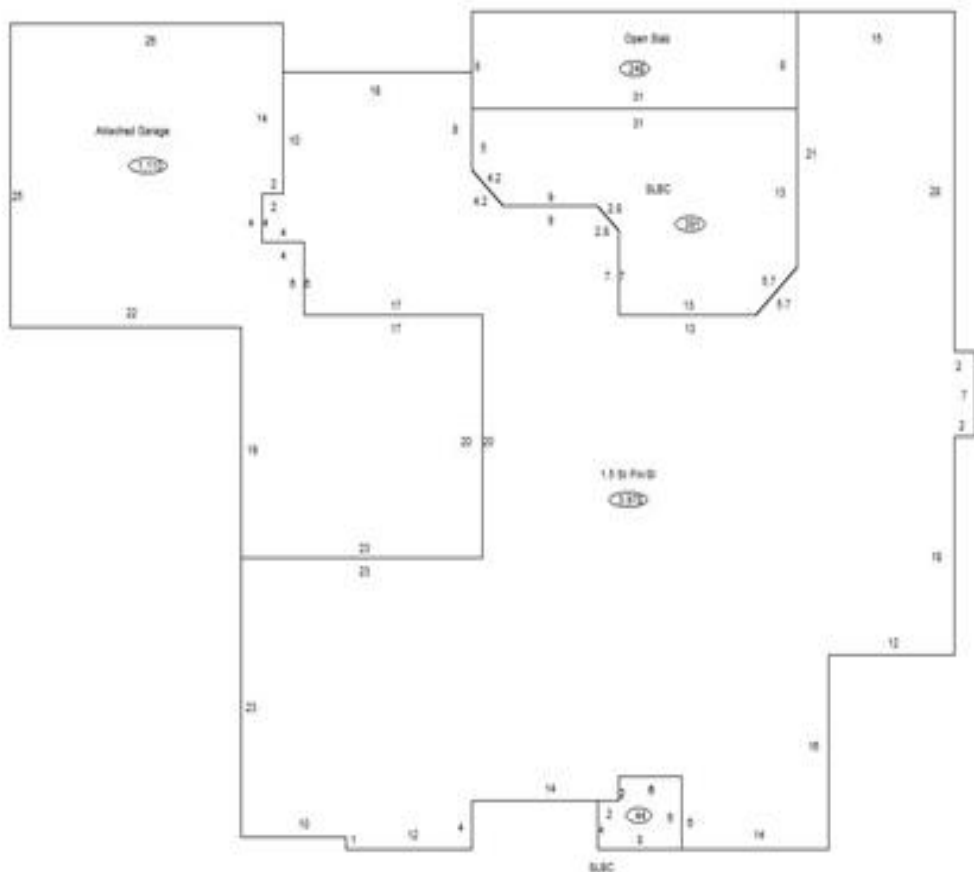
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	3,120	1.275	3,978
2	U	^UL		10	Upper Level (1)	858	1.000	858
3	G	1		10	Attached Garage	1,110	1.000	1,110
4	M	PRCH		10	SLBC	391	1.000	391
5	M	PRCH		10	SLBC	44	1.000	44
6	M	PATO		10	Open Slab	248	1.000	248
Total Building Area						3,120		3,978



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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