



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:07:27
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Assessment Data					Primary Image																																																																																												
Account 660098438 Parcel ID 21N15E-31-3-00674-003-0014 Cadastral ID 31-21-15-00650 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 318325 GROFF, MATTHEW A & JESSICA L TRUSTEES GROFF 2020 TRUST 7025 N 198TH E AVE OWASSO OK 74055-0000																																																																																																	
Parcel Location Situs 07025 N 198TH E AVE Subdivision RIDGE, THE 2 Lot/Block 0014 / 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: 36.25610986 -95.74968091					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2015 09 23</td> <td>R17-NEW 2715 SQ FT SFR</td> <td>01/2016</td> <td>07/2016</td> <td>210,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 09 23	R17-NEW 2715 SQ FT SFR	01/2016	07/2016	210,000																																																																														
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Lot Data		Square-Foot - NBHD 1074 #1
Lot Size	0	0
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.4797	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	LAND USE	0
Method	Square-Foot	
Base Lot Value	20,896.00 x 3.00 = 62,688	
Factor Value		
Adjustments	1.0000	
Lot Value	62,688	



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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
Adjusted R	0.8445	
Indicated Value	365,923	136.84 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	461,280	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	363,846		
Lot Value	62,688		
Indicated Value	426,534	159.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	426,534	159.51	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.72	Total Misc Impr	+ 15,267
Roofing Adj	+ 5.11	Garage Cost	+ 26,287
Subfloor Adj	+ -3.30	Total RCN	= 395,485
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 31,639
Plumbing Adj	+ 8.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 363,846
Adj Base Cost	= 132.36	Lot Value	+ 62,688
Total Area	x 2,674	Indicated Value	= 426,534
Adjusted Cost	= 353,931	Value Per SqFt	159.51

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	127610		266	266	28.58		7,602
PRCH	SLAB PORCH - COVERED	127612		7x6	42	29.40		1,235



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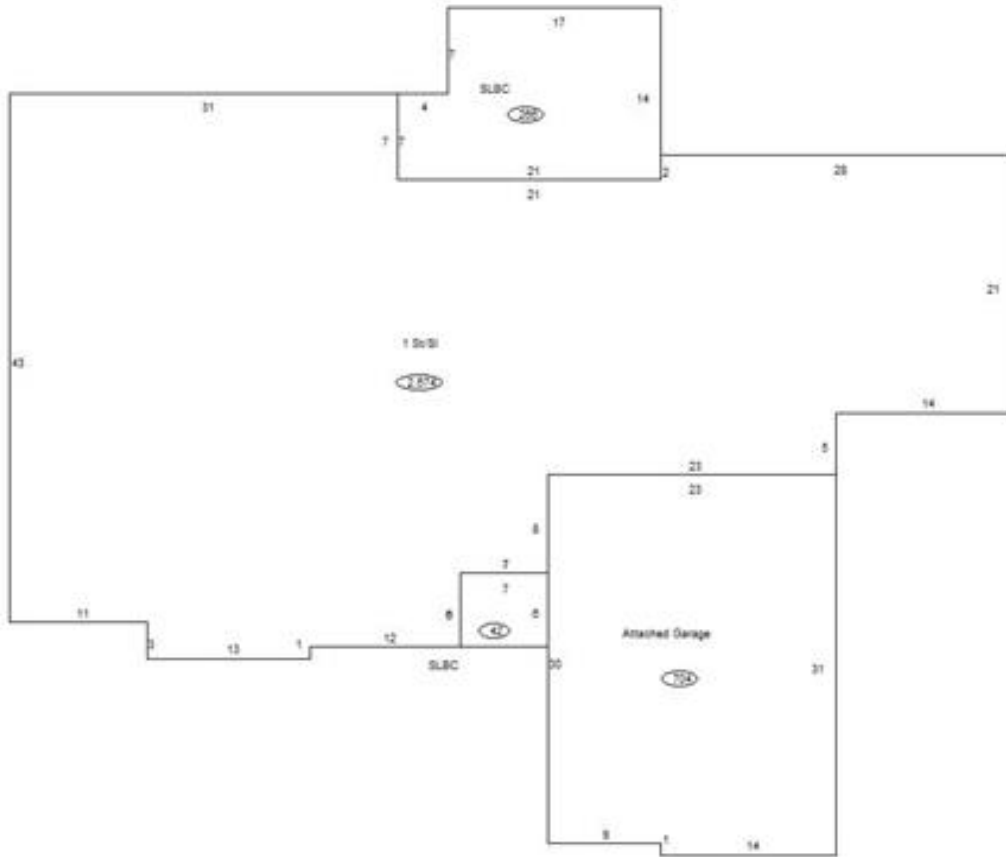
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Sketch Image

660098438



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	M	PRCH		10	SLBC	266	1.000	266
3	G	1		10	Attached Garage	704	1.000	704
4	M	PRCH		10	SLBC	42	1.000	42
Total Building Area						2,674		2,674