



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:07:30  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098440 <b>Parcel ID</b> 21N15E-31-3-00674-00 <b>Cadastral ID</b> 31-21-15-00670 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 334126 BOUCHER, JAY DOUGLAS & BROOKE  7005 N 198TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07005 N 198TH E AVE <b>Subdivision</b> RIDGE, THE 2 <b>Lot/Block</b> 0016 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / 5 <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																	
<b>Legal Description</b> Lat/Long: 36.25529301 -95.75016886																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.0098		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	43,988.00 x 2.98 = 131,151		
Factor Value			
Adjustments	1.0000		
Lot Value	131,151		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	64% 1 1/2 Story Finished 36% Two Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,198 / 5,444
Style	64% 1 1/2 Story Finished - 36% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,198
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	604,463	111.03 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	576,520	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	488,366		
Lot Value	131,151		
Indicated Value	619,517	113.80	Per SqFt
Agland Value			
Site Improvements	18,300		
Total Value	637,817	117.16	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	89.72	Total Misc Impr	+ 48,680
Roofing Adj	+ 2.92	Garage Cost	+ 31,256
Subfloor Adj	+ -1.87	Total RCN	= 678,286
Heat/Cool Adj	+ 14.47	Depreciation ( 28%)	- 189,920
Plumbing Adj	+ 4.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 488,366
Adj Base Cost	= 109.91	Lot Value	+ 131,151
Total Area	x 5,444	Indicated Value	= 619,517
Adjusted Cost	= 598,350	Value Per SqFt	113.80

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		4	4	6,429.63		25,719
PRCH	SLAB PORCH - COVERED	109298		628	628	27.57		17,314
PRCH	SLAB PORCH - COVERED	109299		28x7	196	28.81		5,647



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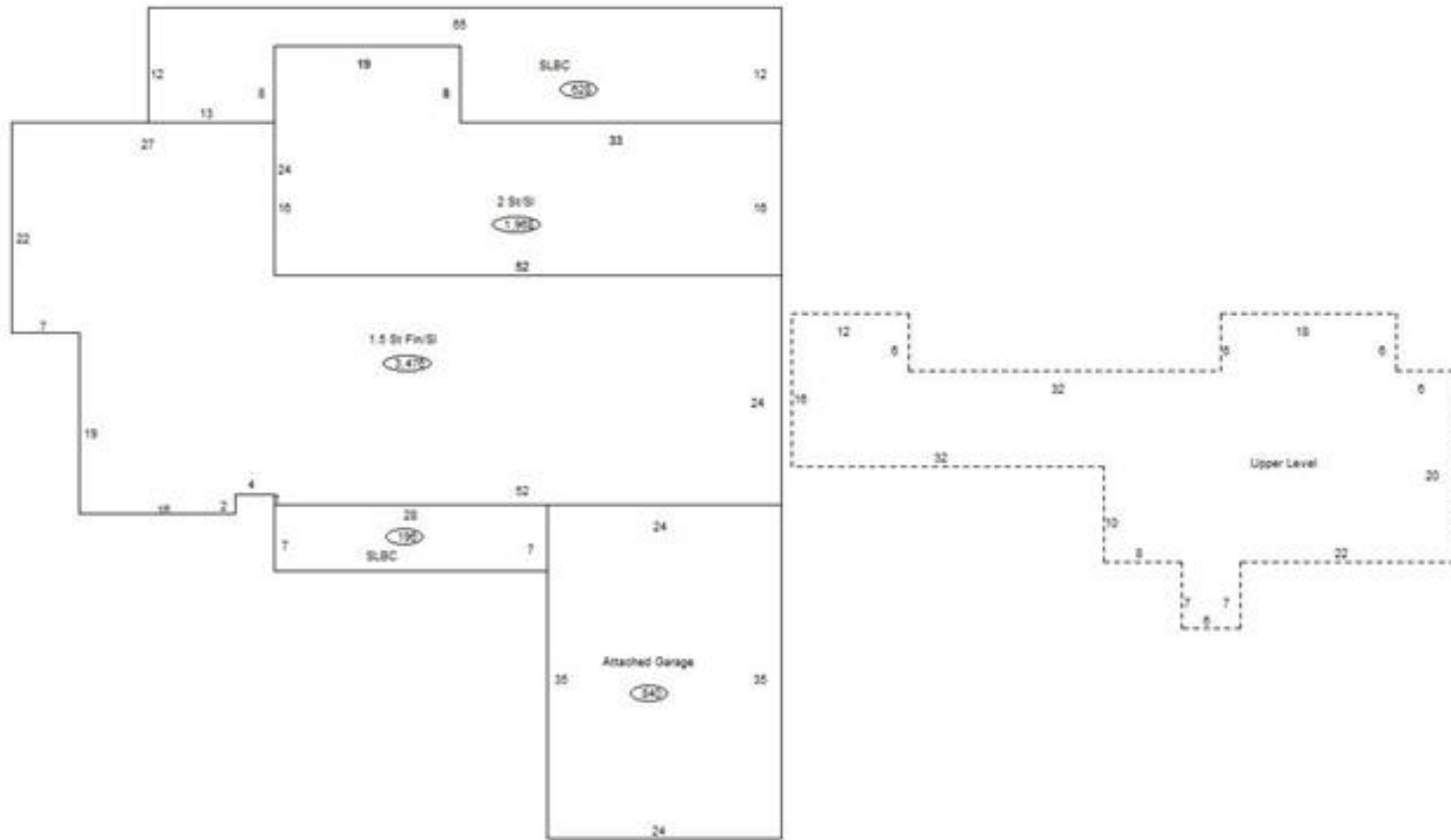
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### Sketch Image

660098440



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	984	2.000	1,968
2	R	5	Slab	13	1.5 St Fin/SI	2,214	1.570	3,476
3	U	^UL	Overhang	13	Upper Level	1,262	1.000	1,262
4	G	1		13	Attached Garage	840	1.000	840
5	M	PRCH		13	SLBC	628	1.000	628
6	M	PRCH		13	SLBC	196	1.000	196
<b>Total Building Area</b>						<b>3,198</b>		<b>5,444</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2015	Eff Age 7	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (39% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	11,700	18,300