



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098441 <b>Parcel ID</b> 21N15E-31-3-00674-003-0017 <b>Cadastral ID</b> 31-21-15-00680 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 325838 MILLESON, BRENT MARVIN & JULIE CLARE  6985 N 198TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 06985 N 198TH E AVE <b>Subdivision</b> RIDGE, THE 2 <b>Lot/Block</b> 0017 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">06/27/2022 10:38</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0627\IMG_0036. 6/28/2022</p>																																																																																												
<b>Legal Description</b> Lot/Long: 36.25479002 -95.74997679 LOT 17 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	2.1432		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	93,359.00 x 1.94 = 181,092		
Factor Value			
Adjustments	1.0000		
Lot Value	181,092		



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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	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,878 / 2,878
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,878
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	808 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	462,171 160.59 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	605,260 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	403,844
Lot Value	181,092
Indicated Value	584,936 203.24 Per SqFt
Agland Value	
Site Improvements	65,134
Total Value	650,070 225.88 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	106.40	Total Misc Impr	+	24,062
Roofing Adj	+ 5.05	Garage Cost	+	30,066
Subfloor Adj	+ -3.22	Total RCN	=	429,621
Heat/Cool Adj	+ 14.47	Depreciation ( 6%)	-	25,777
Plumbing Adj	+ 7.77	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	403,844
Adj Base Cost	= 130.47	Lot Value	+	181,092
Total Area	x 2,878	Indicated Value	=	584,936
Adjusted Cost	= 375,493	Value Per SqFt		203.24

### 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	137972	17x6		102	29.20		2,978
PRCH	SLAB PORCH - COVERED	137973	8x3		24	29.45		707
PRCH	SLAB PORCH - COVERED	137974	21x14		294	28.49		8,376
PATO	SLAB PORCH - OPEN	146037	8x8		64	12.93		828
PATO	SLAB PORCH - OPEN	146038	21x8		168	12.22		2,053
PATO	SLAB PORCH - OPEN	146039	10x9		90	12.93		1,164
PATO	SLAB PORCH - OPEN	146040	120		120	12.72		1,526





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RPH	RES. POOL HOUSE	0x0x0			884
	Qual	6	Cond 6	Year 2020	Eff Age 2	
	<b>Valuation Summary</b> Base Cost (45.75 x 884) 40,443		<b>Modifier Total</b>	<b>RCN</b> 40,443	<b>Depr (2% Phys/ % Func)</b> 809	<b>RCNLD</b> 39,634
	SG	SWIM-GUNITE	0x0x0			1
	Qual	5	Cond 5	Year 2019	Eff Age 3	
	<b>Valuation Summary</b> Base Cost (30,000.00 x 1) 30,000		<b>Modifier Total</b>	<b>RCN</b> 30,000	<b>Depr (15% Phys/ % Func)</b> 4,500	<b>RCNLD</b> 25,500