



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image																																																																																													
Account 660098444 Parcel ID 21N15E-31-3-00674-003-0020 Cadastral ID 31-21-15-00715 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 317983 AZZOPARDI, SHANE & GINGER BLAKE 19732 E 69TH PL N OWASSO OK 74055-0000 Parcel Location Situs 19732 E 69TH PL N Subdivision RIDGE, THE 2 Lot/Block 0020 / 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: 36.25437527 -95.75184913										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>R22 68</td> <td>R23 NEW POOL</td> <td>09/2022</td> <td>08/2023</td> <td>130,000</td> </tr> <tr> <td>R2015 09 24</td> <td>R17-NEW 2713 SQ FT SFR</td> <td>01/2016</td> <td>05/2016</td> <td>210,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 68	R23 NEW POOL	09/2022	08/2023	130,000	R2015 09 24	R17-NEW 2713 SQ FT SFR	01/2016	05/2016	210,000																																																																			
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Lot Data	Square-Foot - NBHD 1074 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.4994	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAND USE 0	
Method	Square-Foot	
Base Lot Value	21,754.00 x 3.00 = 65,262	
Factor Value		
Adjustments	1.0000	
Lot Value	65,262	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - 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



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	383,376	143.37	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	338,875		
Lot Value	65,262		
Indicated Value	404,137	151.14	Per SqFt
Agland Value			
Site Improvements	50,261		
Total Value	454,398	169.93	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.47	Total Misc Impr	+	13,684			
Roofing Adj	+ 4.46	Garage Cost	+	21,050			
Subfloor Adj	+ -2.11	Total RCN	=	368,342			
Heat/Cool Adj	+ 12.64	Depreciation (8%)	-	29,467			
Plumbing Adj	+ 7.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	338,875			
Adj Base Cost	= 124.76	Lot Value	+	65,262			
Total Area	x 2,674	Indicated Value	=	404,137			
Adjusted Cost	= 333,608	Value Per SqFt		151.14			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	127606	266		266	26.10		6,943
PRCH	SLAB PORCH - COVERED	127608	7x6		42	26.80		1,126



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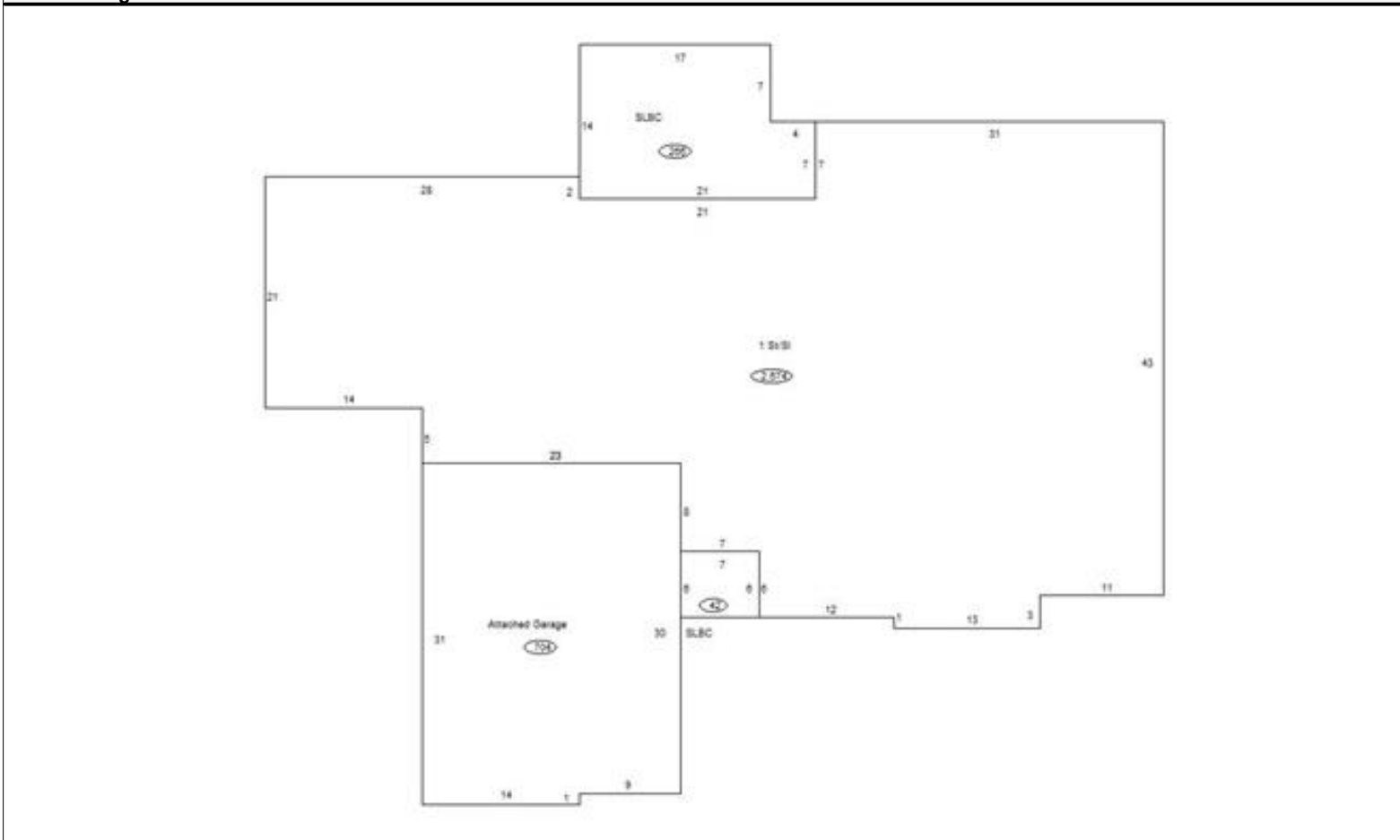
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Sketch Image

660098444



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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2023	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
	PLHR	Pool House - Residential	7x18x0			126
	Qual	4 Cond 4	Year	2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (2% Phys/ % Func)	RCNLD
	Base Cost (118.17 x 126)		14,889		14,889 298	14,591
	PRCH	Slab Porch - Covered	12x18x0			216
	Qual	Cond	Year	2023	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (26.25 x 216)		5,670		5,670	5,670