



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:08:02
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Assessment Data					Primary Image																																																																																												
Account 660098457 Parcel ID 21N15E-31-3-00674-003-0033 Cadastral ID 31-21-15-00840 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 346749 DELP, JUSTIN RYAN & KELLI MARIE 19628 E 69TH ST N OWASSO OK 74055-0000 Parcel Location Situs 19628 E 69TH ST N Subdivision RIDGE, THE 2 Lot/Block 0033 / 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: 36.25333407 -95.75424844 LOT 33 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	0.4999		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,775.00 x 3.00 = 65,325		
Factor Value			
Adjustments	2.5381		
Lot Value	165,801		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,760 / 3,427
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,760
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	772 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	540,864	157.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	595,950		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.68	Total Misc Impr	+ 22,617
Roofing Adj	+ 4.91	Garage Cost	+ 37,373
Subfloor Adj	+ -3.55	Total RCN	= 513,176
Heat/Cool Adj	+ 17.38	Depreciation (8%)	- 41,054
Plumbing Adj	+ 7.82	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 472,122
Adj Base Cost	= 132.24	Lot Value	+ 165,801
Total Area	x 3,427	Indicated Value	= 637,923
Adjusted Cost	= 453,186	Value Per SqFt	186.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	472,122		
Lot Value	165,801		
Indicated Value	637,923	186.15	Per SqFt
Agland Value			
Site Improvements	20,100		
Total Value	658,023	192.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	131192	20x18		360	35.00		12,600
PRCH	SLAB PORCH - COVERED	131193	9x7		63	36.45		2,296



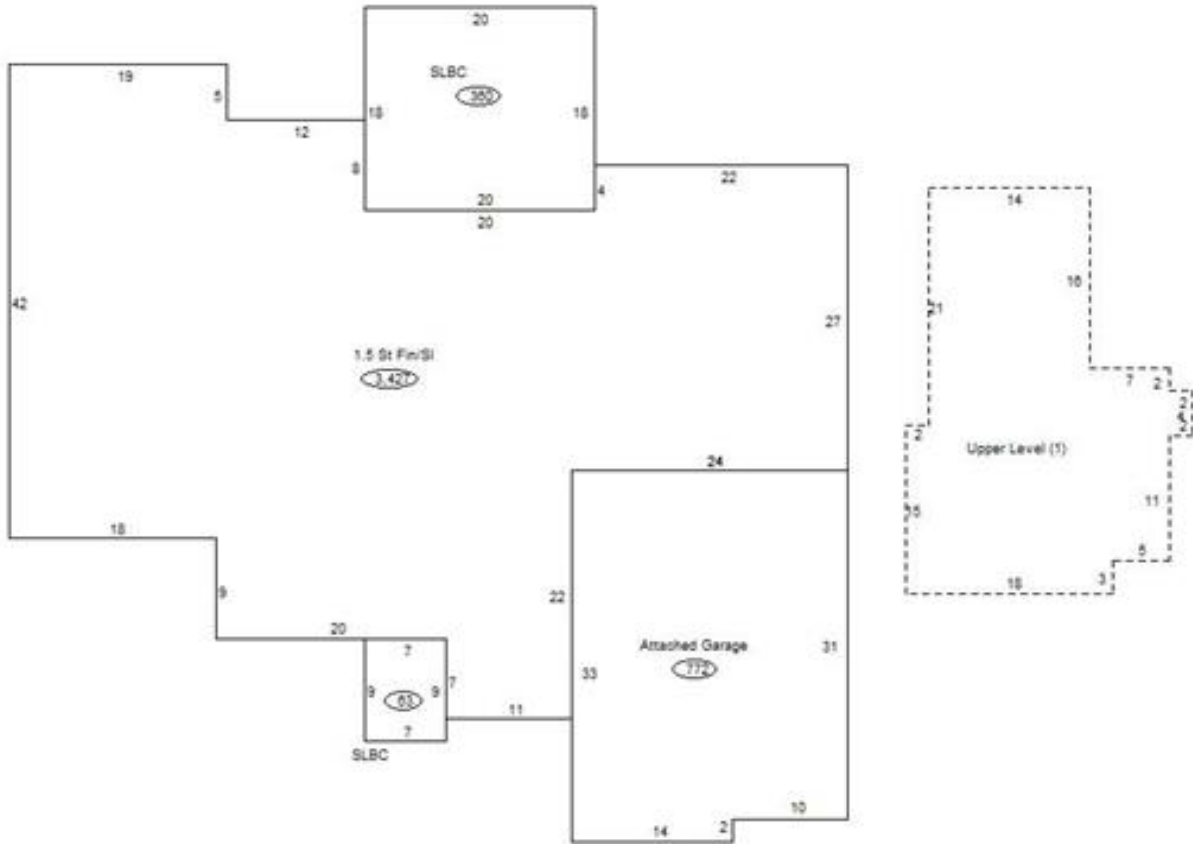
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,760	1.242	3,427
2	U	^UL		13	Upper Level (1)	667	1.000	667
3	G	1		13	Attached Garage	772	1.000	772
4	M	PRCH		13	SLBC	360	1.000	360
5	M	PRCH		13	SLBC	63	1.000	63
Total Building Area						2,760		3,427



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2018	Eff Age 6	
		Valuation Summary	Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	9,900	20,100