



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 09:48:52
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Assessment Data					Primary Image																																																																					
Account 660101958 Parcel ID 00000-00-0-330021-001-0001 Cadastral ID 31-21-15-05120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 341209 BROWN, MICHAEL RAY 19373 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19373 E BOULDER DR Subdivision BOULDER POINT PHASE I Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																																																										
Legal Description Lot/Long: 36.25290016 -95.75798367 LOT 1 BLOCK 1 BOULDER POINT PHASE I																																																																										
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5617		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	24,466.00 x 3.00 = 73,398		
Factor Value			
Adjustments	1.3011		
Lot Value	95,498		



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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	100% Veneer, Masonry
Base/Total Area	2,756 / 2,756
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,756
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	716 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	383,217	139.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	238,240		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.71	Total Misc Impr	+ 18,575
Roofing Adj	+ 5.08	Garage Cost	+ 26,664
Subfloor Adj	+ -3.25	Total RCN	= 409,692
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 20,485
Plumbing Adj	+ 9.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 389,207
Adj Base Cost	= 132.24	Lot Value	+ 95,498
Total Area	x 2,756	Indicated Value	= 484,705
Adjusted Cost	= 364,453	Value Per SqFt	175.87

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	389,207		
Lot Value	95,498		
Indicated Value	484,705	175.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	484,705	175.87	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146896	7x6		42	29.40		1,235
PRCH	SLAB PORCH - COVERED	146897	387		387	28.19		10,910
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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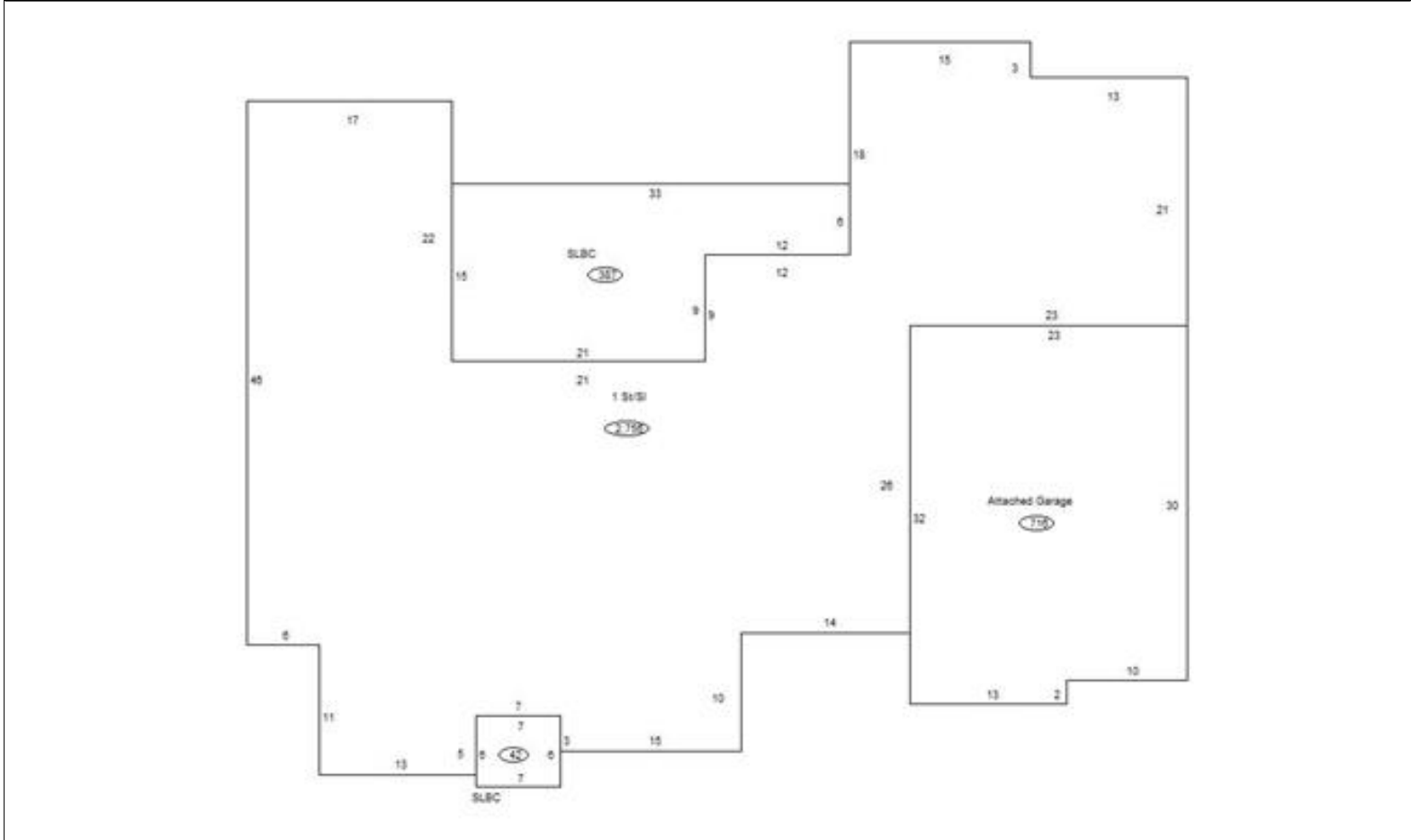
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Sketch Image

660101958



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,756	1.000	2,756
2	G	1		10	Attached Garage	716	1.000	716
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	387	1.000	387
Total Building Area						2,756		2,756